Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: February 9, 2026

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

City Commission 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.
In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) A.L. MEBANE MIDDLE SCHOOL STUDENT PERFORMING ARTS APPRECIATION

B) PIO STRATEGIC INITIATIVE ENGAGEMENT PLAN

C) PROGRESS REPORT FOR THE HATHCOCK COMMUNITY CENTER

D) CITY OF ALACHUA ECONOMIC DEVELOPMENT OVERVIEW

E) SANTA FE HILLS WATER SYSTEM

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to 3 Minutes)

A) ORDINANCE 25-12: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), COMMERCIAL (± 14.04-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (REHEARING OF ENACTMENT; LEGISLATIVE HEARING).

B) ORDINANCE 26-02: 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 ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.(LEGISLATIVE HEARING; FIRST READING).

C) ORDINANCE 26-03: 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 + 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.(QUASI-JUDICIAL HEARING, FIRST READING).

V. AGENDA ITEMS

A) *Review of Polling Place Alternatives for Precinct 53*

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

A) APPROVAL OF THE SEPTEMBER 22, 2025, CITY COMMISSION MEETING MINUTES

B) APPROVAL OF THE JANUARY 26, 2026, CITY COMMISSION MEETING MINUTES

Commission Agenda
Item

MEETING DATE: February 9, 2026
SUBJECT: A.L. Mebane Middle School Student Performing Arts Appreciation
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Receive the presentation.

Summary

The performing arts offer a human connection like no other. They are a way of expressing thoughts and emotions through various mediums. Tonight, the A.L. Mebane Middle School Chorus will perform *March to Castel Rock* by Steve Hodges, *A Quiet Rain* by Walter Cummings, and *Tempest* by Robert A. Smith.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

None

Commission Agenda
Item

MEETING DATE: February 9, 2026
SUBJECT: PIO Strategic Initiative Engagement Plan
PREPARED BY: Kenyata Curtis
RECOMMENDED ACTION:
Receive the presentation.

Summary

Staff will present the 2026 Strategic Communications & Digital Engagement Plan.

The presentation will outline completed communication initiatives, core content and platform strategies, measurable objectives, and an implementation timeline, improve resident participation, and awareness of City services and initiatives.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of LIfe
Community Enhancement
Strengthen Community Service

ATTACHMENTS

1. 2026_02_09_PIO Engagement Plan

2026 | City of Alachua

Strategic Communications & Digital Engagement Plan

Kenyata Curtis, Public Information Officer

Completed Projects & Outcomes

Foundation Built

Established the standards and systems for consistent City communications.

Creative Storytelling

Used video and visuals to simplify City information and engagement.

Community Engagement

Launched campaigns that increased visibility and resident participation.

Platforms & Presence Expanded

Improved digital platforms to support growth and accessibility.

Public-Facing Services

Delivered clear communications supporting services, safety, and awareness.

Milestones Delivered

Completed and publicly communicated key City initiatives, events, and recognitions.

Strategic Initiative 2.1

Marketing Strategy

Highlighting beneficial activities, events, and services across all platforms

Communication Excellence

Strengthening two-way communication with City residents

Community Connection

Building awareness and engagement through strategic storytelling

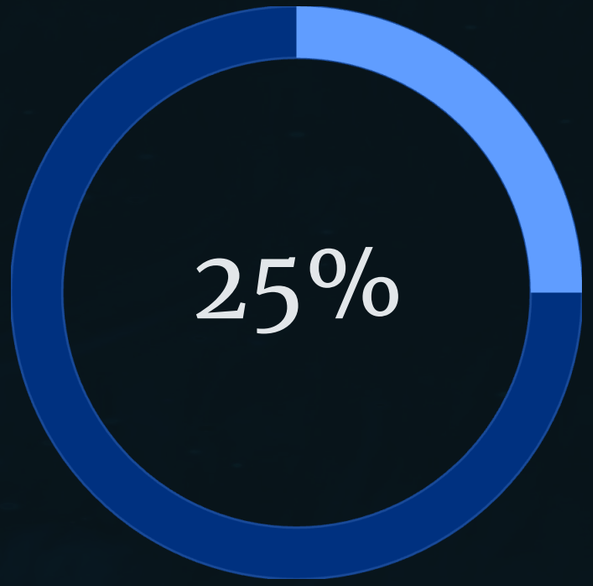
OBJECTIVE 1

Drive Participation

25%

Increase in post engagement rate from FY25 baseline

Building momentum through strategic content that resonates with our community and encourages active participation across all digital platforms.



Target Growth

By April 2026

Implementation Timeline

January 2026 – June 2026

1

January 2026

MLK I Pledge – One Voice. One Pledge. One Community

Actionable unity, shared responsibility, service, civic responsibility

2

February 2026

Acts of Kindness Campaign

Community stories paying it forward, helping a neighbor, connection, collective well-being

3

March 2026

Then & Now Street Scenes

Progress, history, community identity

4

April 2026

Did You Know? (Fun landmark or hidden gem)

Curiosity, stories, community storytelling, surprising facts/visuals

5

May 2026

Nature Highlight, Keep Our City Beautiful, & Great American Clean Up

Best City Sunset, Recycle, favorite park or trail, kids' outdoor pics

6

June 2026

Fur Friend Feature

Family life, relatability, community engagement

Implementation Timeline

July 2026 – December 2026

7

July 2026

Red, White & You, 4th of July (America's 250th Birthday)

Civic pride, freedom, unity, patriotic

8

August 2026

Summer in the City, Back-to-School

Fun, youth, sunshine, education, preparation, library & learning spaces

9

September 2026

Best City Sunset, Our City at Work

City services, behind the scenes, resident showcasing

10

October 2026

Hometown Harvest, Trick-Or-Treat on Main

Fall fun, traditions

11

November 2026

Grateful for our City, Harvest Festival

Gratitude, service, reflection, Veterans, volunteers, & kids thankful heart art

12

December 2026

Tree Lighting, Christmas Parade, Shop with a Cop

Togetherness, celebration, kids holiday joy

OBJECTIVE 2

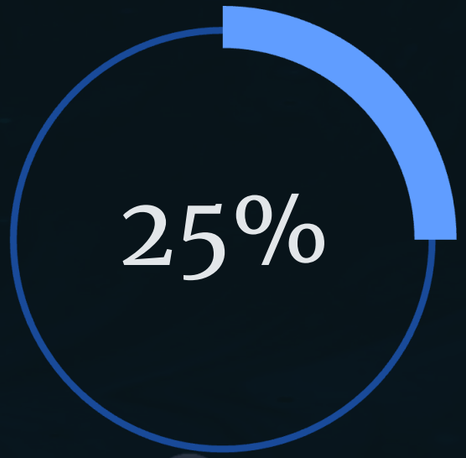
Boost Engagement

2x	4%	8%
Engagement Multiplier	Current Baseline	Target Rate
Doubling our current average of 4% post engagement rate	Starting point for measurement	Goal by August 2026

By August 2026, we aim to double our post engagement rate from the current average of 4%. This ambitious goal reflects our commitment to creating content that truly resonates with residents and inspires meaningful interaction.

OBJECTIVE 3

Build Reach & Awareness



Follower Growth

Expanding Our Digital Footprint

By December 2026, we will increase our combined City followers by 25%, expanding our reach and ensuring more residents stay informed about City services, events, and opportunities.

- Cross-platform growth strategy
- Consistent brand presence
- Community-focused content
- Strategic partnerships

Platform Strategy

A comprehensive multi-channel approach tailored to each platform's unique strengths and audience expectations, ensuring consistent messaging while optimizing content for maximum impact.

Platform	Tone & Purpose	Content Type	Frequency
Facebook	Community heartbeat	Photos, event recaps, service alerts	4-5 posts/week
Instagram	Visual storytelling	Reels, behind-the-scenes, "Good Life" culture	2-3 posts/week
LinkedIn	Professional growth & partnerships	City wins, jobs, innovative stories	1-2 posts/week
YouTube	Video archive & education	How-To-City series, City Talks	1 video/month
Email/Text	Direct reach	Weekly digest/emergency alerts	As needed
Kiosk/Monitors	On-site info	Loop content	Update quarterly

Content Framework

The Good Life Community

Resident, business, and staff highlights celebrating what makes Alachua special

How-To-City

Short videos simplifying city services and making government accessible

Weekend in Alachua

Real-time event promotion connecting residents to community activities

Jobs & Growth

Economic development storytelling showcasing opportunity and progress

Public Safety & Preparedness

Emergencies, seasonal tips, and updates keeping residents informed and safe

City Pride

Awards, recognitions, beautification, and volunteerism celebrating our achievements

Commission Agenda
Item

MEETING DATE: February 9, 2026
SUBJECT: Progress Report for the Hathcock Community Center
PREPARED BY:
RECOMMENDED ACTION:
Receive presentation.

Summary

Staff will present a progress report on the Hathcock Community Center to update the City Commission on facility operations and its role as a recreational and community gathering space. The presentation will include current activities, key milestones achieved to date, and planned next steps to enhance services to the community.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of LIfe
Community Enhancement
Strengthen Community Service

ATTACHMENTS

None

Commission Agenda
Item

MEETING DATE: February 9, 2026
SUBJECT: City of Alachua Economic Development Overview
PREPARED BY: David Wisener
RECOMMENDED ACTION:
Receive the presentation.

Summary

As part of Staff's response to the City's 2026 Strategic Plan, Initiative 1.3, "Develop and implement a strategy to enhance, cultivate, and maintain relationships in all sectors of the local economy," Staff is presenting tonight a brief overview of economic development in general and the City Commission's stated economic development goals as outlined in the City's Comprehensive Plan.

Specifically, this presentation is in partial response to Action Step 2, "Launch a Citywide Economic Engagement Initiative," as Staff hopes this presentation is helpful in providing a context for the City Commission's economic development goals as laid out in the Comprehensive Plan.

Also included in this presentation are population projections conducted by the Economic Development Manager for Alachua, High Springs, Newberry, Gainesville, Lake City, and Trenton to the year 2050 and an analysis of the breakdown of Future Land Use categories for each community demonstrating what each prioritizes and how each is poised to grow over the next 25 years. The data demonstrates that Alachua has a balanced approach for Future Land Use that is consistent with its Comprehensive Plan.

A follow-up presentation at the Regular City Commission meeting on February 23 will review the City of Alachua Economic Development Annual Report, a new deliverable also in response to Strategic Initiative 1.3, which shows available resources for businesses as well as highlights and economic and demographic data from 2025.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Economic Development
Quality of LIfe
Community Enhancement
Strengthen Community Service

ATTACHMENTS

1. Strategic Plan FY 2026 Book Final
2. 1_Vision_2030
3. 12_Economic_2024_12_09
4. Municipal Comparisons

City of Alachua

The Good Life Community

STRATEGIC PLAN

Fiscal Year 2026

Adopted September 22, 2025

15100 NW 142nd Terrace
Alachua, FL 32615
(386) 418-6100
www.cityofalachua.com

ELECTED OFFICIALS

Walter Welch, Mayor
Shirley Green Brown, Vice Mayor
Jacob Fletcher, Commissioner
Jennifer Ringersen, Commissioner
Dayna Williams, Commissioner

ADMINISTRATION

Rodolfo Valladares, City Manager

TABLE OF CONTENTS

Executive Summary 1

Development and Implementation of Strategic Plan 3

Strategic Initiatives by Goal 5

Strategic Initiative 1.1 6

Strategic Initiative 1.2 10

Strategic Initiative 1.3 12

Strategic Initiative 1.4 16

Strategic Initiative 1.5 18

Strategic Initiative 2.1 20

Strategic Initiative 2.2 22

Strategic Initiative 2.3 24

Strategic Initiative 2.4 27

Strategic Initiative 3.1 30

Strategic Initiative 4.1 32

EXECUTIVE SUMMARY

Incorporated in 1905, the City of Alachua encompasses approximately 36 square miles and has a population of more than 11,000 residents. It is a vibrant, small town community located in the heart of North Central Florida. The City of Alachua is home to international corporations, amongst which there are several Fortune 500 companies. It is a great place to visit and an even greater place to live, with superb quality of life features and all the amenities in place for self-sustainability.

The City of Alachua is commonly referred to as "The Good Life Community" thanks in large part to its quality of life. Alachua is a thriving, forward looking community with a positive outlook for growth while it maintains a small-town atmosphere. Alachua has a fair climate, a great public school system, great opportunities for recreational and cultural activities suited to all ages, maintains a multi-sport set of facilities, and has a scenic, natural landscape.

The City of Alachua is committed to its residents and provides electric, water, and wastewater services; operates its own police department, and provides maintenance services for public roads and rights of way.

On April 23, 2012 the City Commission adopted the 2030 Vision Statement:

> *The City has a strong image as the "Good Life Community." The image is woven throughout the work of the City with a commitment to premium service delivery and a high quality of life. The City will be a business-friendly community, encouraging economic development and the establishment and expansion of major job centers in the industries of logistics, manufacturing, high-tech, and bio-tech. The City will continue to invest in providing high quality recreational and cultural arts facilities and programs that create a sense of community. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will be a leader in fostering quality, well-planned growth, and redevelopment. Alachua will be a community where citizens can safely choose one of several multi-modal transportation options, including cycling, walking, and innovative options such as ride shares. Alachua will strive to be continually known for its collaboration between citizens, business communities, schools, and government and will continue working together for the common good.*

The vision is to be implemented via four established goals:

1. Economic Development
2. Community, Educational, Cultural and Recreational Development
3. Transportation Mobility
4. Residential Opportunities

Goal #1: Economic Development (E)

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor. The City supports a sustainable, thriving Main Street with a variety of businesses and a downtown area that attracts shoppers and patrons through cutting edge marketing strategies. The City will continue to support the redevelopment and revitalization of the historic center of the community. Alachua desires to continue to be a home to innovative businesses and an employ-

ment center where jobs are available to citizens of all educational and skill levels and ages. The City will continue to encourage the growth and development of established industries such as the life sciences, technologies, and emerging industries and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents. The City will encourage a sustainable use of natural resources to ensure that economic growth and development will responsibly continue within the community. The City will build strong relationships with local, regional, and state-wide economic development organizations in order to work together to retain existing businesses and attract future businesses. The City will pursue business incentives that encourage additional private investment from new or existing businesses that will enhance employment opportunities and the quality of life of residents.

Goal #2: Community, Educational, Cultural and Recreational Development (C)

The City of Alachua has a very strong sense of community involvement as evidenced by community events and festivals which promote cultural arts and recreational activities, including art festivals, musical performances, sporting events, and holiday events. The City will foster cultural growth, cultural tourism, and enhancement of the community by supporting cultural arts programs. The City will maintain its strong recreation program and encourage a diversity of recreational programs to meet the needs of citizens. The City will strengthen partnerships to make educational opportunities in Alachua of the highest quality in order to attract families and produce graduates who positively contribute to the community and the world.

Goal #3:Transportation Mobility (T)

The City of Alachua transportation system includes a heavily traveled US 441 corridor and a walkable downtown Main Street. The City will provide efficient traffic circulation that is safe and convenient while maintaining or improving the level of service on roadways. The City will encourage multi-modal enhancement and trail systems and provide for an aesthetically pleasing gateway between the I-75 interchange and downtown. The City will further a safe and connected pedestrian network that helps ensure a high quality of life for residents and visitors of all ages and abilities. New roadway construction and significant reconstruction projects will incorporate the principles embodied by the Complete Streets approach whenever possible. The City will explore opportunities for public transportation for Alachua residents, including innovative options such as ride shares and other emerging and technology-based options. The City will continue to pursue the interconnectivity of development in order to limit access points onto roadways, thereby reducing negative impacts upon the transportation network. The City will strengthen connections between major hubs within the community, such as those between the historic core and Progress Park and Legacy Park.

Goal #4: Residential Opportunities (R)

The City of Alachua recognizes that residential development is tied to growth and employment opportunities and supports a diversity of housing types in order to enhance the City's physical and social fabric. The City will encourage the provision of housing types to serve a wide range of people, from those moving to Alachua to work and/or to raise families to those seeking senior housing and assisted living options. The City supports the provision of safe, affordable housing for all income levels. The City will encourage the construction of housing types including single-family conventional dwelling units, duplexes and quadraplexes, apartments and town homes, traditional mixed-use neighborhood planned development, live/work units, conservation subdivisions, and other innovative housing options that respond to societal changes and needs and are appropriate for the character of the City. The City supports enhancements that strengthen and improve existing neighborhoods, thereby maintaining a livable community for all demographics.

DEVELOPMENT AND IMPLEMENTATION OF STRATEGIC PLAN

The City Commission adopted the City's first Strategic Plan on September 14, 2015.The City Commission met at a publicly announced meeting on June 16, 2025 for the purpose of outlining specific initiatives for the update of the City of Alachua Strategic Plan. The Strategic Plan will help the City Manager and staff members develop a scope and action plan for each strategic initiative to support the realization of the Vision Statement in a planned, systematic, and incremental manner based on City Commission established priorities.

The following Strategic Initiatives were developed by the City Commission at that meeting. These Strategic Initiatives are ranked in Priority Order (Highest, Higher, and High as informally ranked by the City Commission during the June 16, 2025 meeting).

Each Strategic Priority demonstrates which Goal it supports (E, C,T, R).

Strategic Initiatives for FY 2025-2026

Highest Priority

- Develop a collaborative strategy with the Alachua County School Board to improve performance of local schools. **C**
- Develop and implement a strategy to increase cultural arts opportunities for residents. **C**
- Implement a plan to provide online access to City services for residents and businesses to do business with the City from anywhere in the world. **C**
- Develop and implement a strategy to enhance, cultivate and maintain relationships in life sciences, technology and emerging technologies industries. **E**

Higher Priority

- Begin planning for the future expansion of the City's wastewater infrastructure. **E**
- Upgrade the water supply with additional well fields to prepare for future growth. **E**
- Identify and explore potential opportunities to increase connectivity throughout the City, promoting a more walkable community. **T**

High Priority

- Revitalize Main Street and the downtown area. **E**
- Implement a marketing strategy that highlights and publicizes beneficial activities, events and services occurring in the City. **E**
- Conduct a comprehensive assessment of City assets and workforce capacity and develop a plan aligning with the desired levels of services. **E**
- Encourage construction of senior living housing opportunities including assisted living facilities. **R**

The Priority Rank is also shown graphically by use of the following symbols:

DEVELOPMENT AND IMPLEMENTATION OF STRATEGIC PLAN

The City Manager assigned a champion or champions at the Executive and Department Director levels to further define each Strategic Initiative as follows:

- Define the scope of the initiative;
- State desired outcome;
- Provide summary background;
- Identify the stakeholders;
- Provide the fiscal impact and funding source;
- Develop an action plan to accomplish the initiative;
- Provide the estimated completion date for each action item; and
- Create Critical Success Metrics to support progress report.

The City Manager will present the Strategic Plan at a City Commission Meeting and request review and adoption annually by a majority vote of the City Commission.

Upon adoption of the Strategic Plan by the City Commission, the budget components for each initiative will be itemized for the corresponding fiscal year.

It is envisioned that the City of Alachua Strategic Plan will be a living document, subject to adjustments and revisions as deemed necessary by the City Commission and the City Manager. The City Commission, by a majority vote, shall be able to add or remove initiatives in the Plan during the annual adoption process or more often if deemed necessary. The City Manager shall have the authority to revise the activities necessary to carry out the initiatives as these may change from time to time and are administrative in nature. Such changes by the City Manager shall be incorporated in the subsequent annual adoption process.

The City Manager will monitor progress and provide regular updates of the Strategic Initiatives. These updates will be in the form of a progress report and will be produced quarterly unless set otherwise by a majority vote of the City Commission. In addition, the City Manager reserves the right to bring up specific Strategic Initiatives to the City Commission if discussion is warranted.

Particular attention will be afforded to the metrics defined to support initiative progress. Some will be easily quantifiable (for example, construction project progress will be monitored by an established baseline schedule and budget). Other initiatives do not lend themselves to be easily measured, and the Staff will provide specific events and milestones that can be presented to the City Commission.

The ultimate goal of a Strategic Plan is to develop and implement specific action plans so that the community's growing needs and future vision are met in an efficient and equitable way.

STRATEGIC INITIATIVES BY GOAL

Initiative Number	Description	Goal	Priority Level
1.1	Revitalize Main Street and the downtown area.	E	
1.2	Upgrade the water supply with additional well fields to prepare for future growth.	E	
1.3	Develop and implement a strategy to enhance, cultivate, and maintain relationships in all sectors of the local economy.	E	
1.4	Continue planning for the future expansion of the City's wastewater infrastructure.	E	
1.5	Conduct a comprehensive assessment of City assets and workforce capacity and develop a plan aligning with the desired levels of services.	E	
2.1	Implement a marketing strategy that highlights and publicizes beneficial activities, events and services occurring in the City.	C	
2.2	Implement a plan to provide online access to City services for residents and businesses to do business with the City from anywhere in the world.	C	
2.3	Develop and implement a strategy to increase cultural and public arts opportunities for residents.	C	
2.4	Develop a collaborative strategy with the Alachua County School Board to improve performance of local schools.	C	
3.1	Identify and explore potential opportunities to increase connectivity throughout the City, promoting a more walkable community.	T	
4.1	Encourage construction of senior living housing opportunities, including assisted living facilities.	R	

Goal 1: Economic Development

INITIATIVE 1.1: REVITALIZE MAIN STREET AND THE DOWNTOWN AREA.

Priority:

Champion: Planning and Community Development Department

Stakeholders: City Residents and Business Owners, Alachua Chamber of Commerce, Community Redevelopment Agency (CRA).

Desired Outcome: A sustainable, thriving Main Street with a variety of businesses and a downtown area that attracts visitors through various initiatives which support and promote downtown businesses by attracting shoppers and patrons.

Fiscal Impact: The following items have been budgeted in FY 2025: Marketing ($43,000), Operating Expenses ($7,500), Grants/Aids ($25,000), Professional Services ($89,500) Contractual Services ($80,000), Decorations ($48,000) and Capital Projects ($525,000 total – Theatre Park Refresh Project $160,000, Wayfinding signage $100,000, Machinery & Equipment $46,500, Additional Capital $218,500).

Funding Source: Community Redevelopment Agency

Completion Date: Ongoing

Background: During the economic downturn many Main Street businesses closed, with the domino effect of fewer visitors coming to what once was a lively downtown. During FY 2015, the City Commission and the Downtown Redevelopment Trust Board discussed the need to devise methods to revitalize Main Street in order to enhance the character of downtown, provide for business retention and expansion, and market the uniqueness of downtown Alachua. Several stakeholder meetings were held over the subsequent two years.

Progress to Date:

- In FY 2016, the City completed Strategic Initiative 1.3 of the FY 2016 Strategic Plan, which was to develop an implementation plan to revitalize Main Street and the downtown area. The City retained RMA consultants to perform the market analysis, which was completed and accepted by the City Commission in July 2016.
- In December 2016, the CRA was restructured with the City Commission sitting as the CRA Board.
- A CRA Coordinator was hired in January 2017.
- The CRA Advisory Board was established in April 2017.
- A Downtown Business & Property Owner Stakeholder Meeting was held in September 2017 to receive input on revitalization efforts.
- The CRA and CRAAB developed a Main Street and CRA Brand.
- Phase III of the multi-year Main Street Landscape Beautification Project was completed in June 2018.
- Staff created and implemented a business facade improvement grant program.
- Staff retained CHW Professional Consultants to design wayfinding signage.
- Third Thursday program has been sunsetted while Staff works with downtown businesses to develop a new events program.
- Staff completed land rights acquisitions and construction documents to build a new parking lot and underground utilities from NW 148th Place to NW 150th Ave. Staff awarded the bid to construct the parking lot, and the project was completed and open to the public on March 23, 2023.
- Staff prioritized locations from the Wayfinding and Signage Report to locate signage on US 441 and Main Street.
- Staff prioritized marketing strategies to attract patrons to downtown with the use of videos that will be used in website and social media campaigns.
- Signature Events are being created to increase patronage on Main Street. The first signature event was Holiday Nights during the month of December, started in 2021.
- Billboards on Interstate-75 have been installed with rotating advertisements to showcase various events and seasonal messages.
- Staff worked with the public to revise the Business Façade Grant Program, increasing the 50% matching grant award for façade improvement costs from $5,000 to $12,500 and including signage as a potential eligible reimbursable expense.
- Staff implemented a redesign of the landscape on Main Street which was enhanced by additional plantings during the Great American Cleanup Main Street Beautification projects in 2022 and 2023.
- The City of Alachua became a member of Main Street America in 2023.
- The City was awarded a $25,000 Duke Energy Foundation Economic Development Grant in FY 2023 to fund a Downtown Strategic Plan to be performed by Retail Strategies. The scope of work will include market research, full demographic market analysis, a Strategic Visioning Workshop, and a 5-Year Downtown Strategic Plan.
- Staff secured grant funding from the Pomeroy Foundation for a National Register marker to commemorate the placement of the City of Alachua Downtown Historic District on the National Register of Historic Places in 2000.

- Staff promoted the Visit Florida free web site listing program to tourism-related businesses in the CRA district and throughout the City. The City qualified for a "City Page" on VisitFlorida.com, the State of Florida's official tourism marketing website.
- The City of Alachua will be included in Visit Florida's annual Official Florida Vacation Guide starting in 2024.
- Staff secured funding from Visit Gainesville, Alachua County for two billboards and for the Annual Tree Lighting event.
- Staff began the Towne Centre Beautification project with three landscape makeovers during the Great American Cleanup and a complete inspection and repair of the irrigation system.
- Staff collaborated with downtown business partners, organizations, donors, and sponsors to enhance the Annual Christmas Tree Lighting, including performances by the Alachua Children's Theatre and children's chorus and the addition of 25 more children activity stations along Main Street.
- The Theatre Park Refresh Project commenced, which includes refurbishing the existing park to include structural support for the historic walls of the exterior adjoining buildings.
- Staff applied for and was awarded the T-Mobile Hometown Growth Grant for $50,000 to fund Phase III of the Theatre Park Refresh Project, which includes native landscape plantings, shade trees, hardscaping, seating areas, accent lighting, and public WiFi.
- Staff initiated the Main Street Lighting Project to enhance exterior lighting along the Street, to include perimeter lighting on some rooflines and select tree lighting.

STRATEGIC INITIATIVE 1.1

Action Plan for FY 2026:

Action Steps		Estimated Completion Date
1.	Restoration, enhancement and preservation of the functional and aesthetic attributes of Theatre Park	January 2026
1a.	Theatre Park: Shade Structure	October 2025
1b.	Theatre Park: Landscaping and Irrigation	October 2025
1c.	Theatre Park: Lighting, benches, and furnishings	October 2025
1d.	Theatre Park: Final Site Inspection	November 2025
1e.	Theatre Park: As-Builts Submitted	November 2025
1f.	Theatre Park: Maintenance Contracts	November 2025
1g.	Theatre Park: Ribbon Cutting	January 2026
2.	Conduct CRA workshops to align stakeholders on common priorities and goals.	April 2026
3.	Conduct a comprehensive update of the Strategic Plan for the Main Street Program to reflect current goals, community priorities, and economic development opportunities.	June 2026
4.	Implement strategies for creating revitalization and vibrancy on Main Street.	Ongoing

Critical Success Measures:

- Complete Theatre Park construction activities.
- Streetscape Enhancements: lighting, benches, banners, landscaping.
- Wayfinding: install branded signage, gateway markers, etc.
- Plan Signature Events
- Establish Metrics: track indicators such as foot traffic, business turnover rates, changes in property values, and event attendance.
- Annual Review and Strategy Update: Offer recommendations to refine goals based on outcomes achieved and input from the community.

Goal 1: Economic Development

INITIATIVE 1.2: UPGRADE THE WATER SUPPLY WITH ADDITIONAL WELL FIELDS TO PREPARE FOR FUTURE GROWTH.

Priority:

Champion: Public Services Department

Stakeholders: City residents, current businesses located in the City, future residents and businesses looking to locate or relocate in the City which currently use or intend to use the water utility service provided by the City.

Desired Outcome: To construct new wells and provide additional capacity from the well head protection area and the City ground storage facility.

Fiscal Impact: $8,000,000

Funding Source: Water Fund, Legislative Appropriation, Grant funding

Completion Date: December 2025

Background: This project consists of the engineering design, permitting, and engineering services needed to construct a 1-MGD supply well, raw water main, treatment improvements, and office/lab facilities. The design will include a new 1.0 million gallon per day (MGD) production well, treatment facilities, an operating facility, yard piping improvements, electrical backup, and associated infrastructure improvements. The treated water will meet applicable water quality standards. The project will help ensure dependable access to clean water and will protect the City's drinking water supply by diversifying local water supply sources and making the water supply system more resilient to extreme weather events and potential water quality impacts. In 2017 Hurricane Irma resulted in the City of Alachua experiencing contamination of its water supply, preventing drinking water to all 10,000 residents and hundreds of businesses for more than a week. This occurred in large part due to the current wells supplying the drinking water, which are all geographically located close together amidst the karst geology of the region and can be overwhelmed during storm events and impacted by surficial contamination.

Progress to Date:

- Worked with consultants to identify potential concerns in the water distribution system that lead to pressure and volume issues and how the construction of new wells would impact these metrics.
- Performed preliminary review of future water needs.
- Performed preliminary screening of suitable land for potential well field development.
- Confirmed current allowances of existing Consumptive Use Permit with Suwannee River Water Management District.
- Developed a scope of work and retained a consultant to assess and identify sites for future potable water supply well(s).
- The City was awarded $375,000 appropriation from the State of Florida for a new well field.
- Developed field test and sampling for future well field site.
- Jacobs Engineering developed design and work scope.
- Construction Documents completed, and Bid Document prepared.
- Evaluated bid proposal.
- Well drilling was completed in August 2024.
- The Water Management Facility is approximately 70% complete as of September 2025, and overall construction is approximately 50% complete.

Action Plan for FY 2026:

	Action Steps	Estimated Completion Date
1.	Complete construction of new well field.	October 2025
2.	Testing and Commissioning.	October 2025
3.	Well field Ribbon Cutting.	November 2025

Critical Success Measures:

- Complete construction activities.
- As-Builts Drawings.
- Operator Training.
- Preventative Maintenance Scheduling.
- Integration into Asset Management System.
- Official Cutover to Distribution System.

STRATEGIC INITIATIVE 1.3

Goal 1: Economic Development

INITIATIVE 1.3: DEVELOP AND IMPLEMENT A STRATEGY TO ENHANCE, CULTIVATE, AND MAINTAIN RELATIONSHIPS IN ALL SECTORS OF THE LOCAL ECONOMY.

Priority:

Champion: Executive Department

Stakeholders: All companies located in Alachua, Alachua Chamber of Commerce, Alachua Business League, Council for Economic Outreach, and City residents.

Desired Outcome: Build strong relationships with all sectors of the economy in Alachua to promote their growth through business retention and attraction efforts.

Fiscal Impact: $50,000

Funding Source: General fund special expense

Completion Date: Ongoing

Background: The City of Alachua is home to a wide variety of economic sectors ranging from small businesses to distribution centers to manufacturing and life sciences and emerging technology industries. These companies serve as a major employment base for the community and contribute to the quality of life through their contribution to ad valorem taxes and corporate citizenship activities. Alachua has several business clusters along Main Street, the US Highway 441 Corridor, in Progress Park, Foundation Park, Copeland Park, and San Felasco Tech City. This initiative originated in the City's FY 2020 Strategic Plan as a means to specifically enhance a strategy and relationships with the life sciences and emerging technology sectors but is expanded this year to utilize the City's Economic Development Manager to broaden the focus on all aspects of the local economy.

Progress to Date:

- City Staff presented the Commission with a draft of the Business Incentive Program on September 23, 2019, at which time the Commission gave approval for staff to return with proposed legislation.
- City Commission adopted Business Incentive Program on June 22, 2020.
- By March of FY 2021, Staff met with 16 Alachua life sciences companies and two educational stake-holders to better understand the sector's needs.
- Staff developed marketing strategy to promote Business Incentive Program as a priority growth initiative in the BEST Business Climate, a 5-year Economic Development Strategy, to be proposed to the City Commission in May of FY 2021.
- Staff secured University of Florida President Dr. Kent Fuchs, Santa Fe College President Dr. Paul Broadie, and two C-level officers from Alachua bio and life science companies to co-chair the Alachua Biotech Partnership in June of FY 2021.
- Staff introduced Economic Development Manager to several businesses within the bio and life science community in FY 2023.
- Staff applied for a Federal grant as part of a coalition of local entities to be awarded capacity planning in order to be designated as a Regional Technology and Innovation Hub – if awarded, this designation would serve essentially the same role as the proposed Biotech Partnership. The City was not, however, awarded this grant.
- An audit of the City's Business Incentive Program was completed by Staff with input from the local business community. One incentive was added and one amended: a business incubator/accelerator entrant lease subsidy for a two-year period not to exceed $12,000 total was added, and the business incubator/accelerator graduate lease subsidy was amended from a one year to two-year period paying the same benefit.
- The "Business" and "Economic Development" sections on the City's website were redesigned in FY 2024 with added content promoting the area and providing an online One-Stop Business Center with resources and helpful links for local and prospective businesses.
- Staff put together a short promotional video and elevator pitch during FY 2024 to promote the Partnership to UF and SFC presidents. With the broadening of scope commenced in FY 2025 and captured in this FY 2026 Strategic Plan, the promotional video was repurposed for general business marketing and attraction.
- The City was awarded an Economic Development Community Development Block Grant by FloridaCommerce in FY 2025 to extend the roadway of NW 115th Avenue in order to facilitate the job growth commensurate with Ben E. Keith locating its Division Headquarters there.
- An interlocal agreement with CareerSource North Central Florida was agreed to in September 2025 to provide temporary office space in the Swick House for an Alachua satellite office to assist residents with workforce development and job placement services.
- Staff developed a Comprehensive Economic Development Strategy, which is elaborated under "Critical Success Measures" below.

Action Plan for FY 2026:

Action Steps		Estimated Completion Date
1.	Conduct a Comprehensive Stakeholder Assessment	December 2025
2.	Launch a Citywide Economic Engagement Initiative	January 2026
3.	Establish Dedicated Sector Liaisons	January 2026
4.	Develop a Strategic Communications Plan	March 2026
5.	Implement Targeted Programs and Support Services	April 2026
6.	Integrate Feedback into Economic Policy and Planning	June 2026
7.	Review and Adjust the Strategy Annually	August 2026

Critical Success Measures:

- Conduct a Comprehensive Stakeholder Assessment
    - Identify, catalog, and map all key economic sectors, including: small businesses, major employers, manufacturing, retail, hospitality, real estate, nonprofits, education, healthcare, technology, and workforce development organizations.
    - Build and maintain a dynamic database of key contacts, associations, and leadership for each sector.
    - Analyze each sector's current economic impact, challenges, and emerging opportunities to better tailor City support and engagement.
- Launch a Citywide Economic Engagement Initiative
    - Develop a clear brand or theme for the initiative to increase visibility and cohesion (e.g., "Connected Alachua").
    - Actively participate in existing cross-sector collaborations to build trust and open lines of communication.
    - Use direct feedback from stakeholders to identify shared goals and clarify where the City can add value through partnerships, policy, or programming.
- Establish Dedicated Sector Liaisons
    - Establish the Economic Development Manager as the primary point of contact for each economic sector to ensure consistent communication and individualized support.
    - Create and update "sector snapshots" summarizing workforce trends, capital investment priorities, and sector-specific needs to inform strategy and decision-making.

STRATEGIC INITIATIVE 1.3

- Develop a Strategic Communications Plan
    - Collaborate with the City's Public Information Officer (PIO) to develop a comprehensive communications strategy for economic development.
    - Regularly highlight projects, funding opportunities, success stories, and upcoming programs through coordinated messaging.
    - Use multiple communication channels such as newsletters, social media, press releases, and the City website to ensure broad outreach and accessibility.
    - Recognize and celebrate stakeholder contributions to economic growth through spotlights and public acknowledgments.
- Implement Targeted Programs and Support Services
    - Provide tailored support such as technical assistance, grant navigation, site selection guidance, and permitting coordination.
    - Partner with chambers of commerce, higher education institutions, and nonprofit organizations to co-host programs like business retention visits, job fairs, and entrepreneurial workshops.
    - Develop a centralized business toolkit and resource portal on the City's website to support existing and prospective businesses.
- Integrate Feedback into Economic Policy and Planning
    - Use insights from stakeholder engagement to inform zoning, incentives, workforce initiatives, and capital improvement planning.
    - Advocate for the needs of each sector during budget discussions, policy development, and grant applications at the local, regional, and state levels.
- Review and Adjust the Strategy Annually
    - Conduct a comprehensive annual review of the strategy's effectiveness, guided by metrics and stakeholder feedback.
    - Update the plan to reflect lessons learned, emerging challenges, and new opportunities to strengthen the City's economic ecosystem.

STRATEGIC INITIATIVE 1.4

Goal 1: Economic Development

INITIATIVE 1.4: BEGIN PLANNING FOR THE FUTURE EXPANSION OF THE CITY'S WASTEWATER INFRASTRUCTURE.

Priority:

Champion: Public Services Department

Stakeholders: City residents, current businesses located in the City, future residents, and businesses looking to locate or relocate in the City which currently use or intend to use the water utility service provided by the City.

Desired Outcome: Enhance the efficiency and sustainability of the City's wastewater management systems while minimizing environmental impacts.

Fiscal Impact: $240,000

Funding Source: Wastewater Fund

Completion Date: July 2026

Background: Chapter 163.3180 of Florida Statutes requires local governments to monitor concurrency for sanitary sewer, potable water, solid waste, and drainage public facilities. Policy 1.1.d(c) of the Community Facilities Element of the City of Alachua Comprehensive Plan states that if the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement. The permitted capacity of the City's wastewater treatment plant is currently 1.5 million gallons per day. Existing flows and reserved capacities total 1,199,759 gallons per day; thus, 79.98% of the design capacity is currently utilized. It is necessary to prepare for a capacity expansion of the wastewater system in order to address the demand for future development.

Progress to Date:

- A contract was approved with Kimley-Horn as engineering consultant to conduct the relevant study for this initiative in January 2025.
- Tasks were identified by Kimley-Horn as part of this contract, and as of September 2025, the following progress toward completion has been made on the following tasks: Task 1 – Data collection, meetings, and industrial user survey (100%); Task 2 – Sewer use ordinance (95%); Task 3 – Industrial pretreatment program implementation plan (80%); Task 9 – Concurrency analysis (30%); Task 10 – Reclaimed water (50%).

Action Plan for FY 2026:

	Action Steps	Estimated Completion Date
1.	Draft ordinance identifying local limits to regulate and enforce industrial wastewater discharges.	November 2025
2.	Implementation Plan.	January 2026
3.	Sampling Plan.	February 2026
4.	Industrial User Agreement Template.	March 2026
5.	Concurrency Analysis	March 2026
6.	Draft Wastewater Master Plan	April 2026

Critical Success Measures:

- Review existing system capacity.
- Growth projection analysis.
- Identify unit processes that require upgrades or extensions.
- Review regulatory requirements.
- Coordinate with State Agencies.
- Create wastewater Master Plan.
- Define short-, mid-, and long-term projects.
- Prioritize projects, develop preliminary cost estimates, and identify funding sources.
- Schedule planning, design, and construction into multi-year Capital Improvement Plan.

Goal 1: Economic Development

INITIATIVE 1.5: CONDUCT A COMPREHENSIVE ASSESSMENT OF CITY ASSETS AND WORKFORCE CAPACITY AND DEVELOP A PLAN ALIGNING WITH THE DESIRED LEVELS OF SERVICES.

Priority:

Champion: Executive Team

Stakeholders: City residents and businesses.

Desired Outcome: The desired outcome of this initiative is to gain a comprehensive understanding of the City's physical assets and workforce capacity in order to ensure long-term sustainability, operational efficiency, and the delivery of high-quality services. By identifying current conditions, gaps, and future needs, the City can make informed decisions that align staffing levels, asset maintenance, and capital investments with community expectations and strategic goals. The resulting plan will serve as a roadmap to prioritize resources, enhance service delivery, and support responsible growth while strengthening the City's ability to adapt to future challenges.

Fiscal Impact: TBD

Completion Date: May 2026

Background: As the City continues to grow and evolve, maintaining a high standard of service delivery depends on a clear understanding of both current resources and future demands. Existing facilities are becoming constrained, while rising community expectations and changing regulatory requirements further emphasize the need for a comprehensive assessment of the City's physical assets and workforce capacity. A data-driven approach is critical to ensure that operations are aligned with desired service levels and to support long-term planning, fiscal responsibility, and organizational resilience.

Progress to Date:

- New initiative for FY 2026.

Action Plan for FY 2026:

	Action Steps	Estimated Completion Date
1.	Project Initiation and Scope Definition	November 2025
2.	Inventory of City Assets	January 2026
3.	Workforce Capacity Assessment	February 2026
4.	Gap Analysis	March 2026
5.	Develop Strategic Recommendations and Plan	May 2026

Critical Success Measures:

- Conduct asset inventory, condition assessment, staffing needs, and alignment with service expectations.
- Workforce Capacity Assessment: actual staffing to industry benchmarks or service demand.
- Perform Gap Analysis: identify any deficiencies in infrastructure, staffing, or resources. Prioritize areas needing attention and investment.
- Develop Strategic Recommendations and Plan.
- Financial Planning: align plan with budgeting and capital planning cycles.
- Present to City Commission recommendations and findings.

Goal 2: Community, Educational, Cultural and Recreation Development

INITIATIVE 2.1: IMPLEMENT A MARKETING STRATEGY THAT HIGHLIGHTS AND PUBLICIZES BENEFICIAL ACTIVITIES, EVENTS AND SERVICES OCCURRING IN THE CITY.

Priority:

Champion: Executive Department

Stakeholders: City residents and businesses.

Desired Outcome: Develop a marketing strategy that regularly conveys to the world why Alachua is the place of choice to live, work and play, creating a sense of community and unity among citizens.

Fiscal Impact: $30,000 annually.

Funding Source: General Fund.

Completion Date: Ongoing

Background: The City has a strong image as "The Good Life Community." This image is woven throughout the work of the City with a commitment to premium service delivery and a high quality of life. Furthermore, the City has enjoyed a reputation as a business-friendly community, encouraging economic development that has resulted in major job centers in the industries of logistics, manufacturing, high-tech, and biotech. The combined quality of life and availability of career options make Alachua the perfect place to live, work, and play.

Progress to Date:

- Elected officials and Staff participate in regular networking events with organizations to share the work being done by the City as well as to receive input.
- Staff entered into an agreement with 601 Studios on February 12, 2020 to begin production of marketing material to promote and market the City of Alachua.
- Staff broadened the City's social media reach by implementing an invite and post/event boost process (through both organic and paid items) that produced 116 new likes/followers (average of 38.7 per month), with a reach (people who viewed posts at least once) of 7,083 in June FY 2021.
- Staff repurposed the calendar on the City website to serve as a community event calendar.
- Staff added TV monitors to the waiting areas of City Hall and began running event notifications there, in the lobby at the Legacy Park Multipurpose Center, and at Cleather Hathcock Sr. Community Center.
- A Public Information Officer was hired in January 2024 to coordinate and centralize all official City communication.
- The first quarterly external newsletter for the community was launched in April 2024.
- Staff entered a contract with Optimal Station to provide two electronic, interactive kiosks (one at City Hall and one at Legacy Park Multipurpose Center) to provide additional avenues for visitors to interact with the City calendar and events.
- The City was featured in "Business View Magazine" with a story marketing the different ways in which the City manages growth in economic sectors while maintaining its small-town identity.
- Staff has expanded the City's social media presence, increasing the number of posts and adding new accounts such as with LinkedIn.

Action Plan for FY 2026:

	Action Steps	Estimated Completion Date
1.	Develop Strategic Plan to Enhance Social Media Communication with City Residents	November 2025
2.	Define marketing objectives.	January 2026
3.	Craft Content Calendar.	January 2026

Critical Success Measures:

- Marketing Objectives: promote services and enhance City image.
- Strengthen social media platforms.
- Conduct Market Research and gather insights on audience preferences, media consumption, and messaging effectiveness.
- Develop Key Messages and Themes: create clear, consistent messaging that highlight the City's strengths and benefits.
- Design Visual Identity Elements: color schemes, templates, and style guides align with City's brand.
- Craft a Content Calendar: plan timing and channels for promoting events, programs, and services.

Goal 2: Community, Educational, Cultural and Recreation Development

INITIATIVE 2.2: IMPLEMENT A PLAN TO PROVIDE ONLINE ACCESS TO CITY SERVICES FOR RESIDENTS AND BUSINESSES TO DO BUSINESS WITH THE CITY FROM ANYWHERE IN THE WORLD.

Priority:

Champion: Finance & Administrative Services

Stakeholders: City residents and city businesses

Desired Outcome: Establish online platforms for City services to be accessed by residents and businesses to do business with the City virtually.

Fiscal Impact: $125,000 annual appropriation; additional funds necessary for specific service upgrades.

Funding Source: General Fund.

Completion Date: March 2026

Background: The City of Alachua offers a wide variety of services including utilities, building permits, recreation programs, planning and development, among others. As technology advances, opportunities are being created for a host of services to be delivered online. While providing services in person is an important component of service delivery, society has evolved to raise the standard of service delivery to include online platforms. Providing in-person and online service delivery options will afford residents and businesses choices in how they interact and do business with the City of Alachua. In order to provide online services in an efficient and secure way, the City must take a measured approach that considers these metrics and navigates the complexities in information technology.

Progress to Date:

- A focused investment in information technology has been a priority of the City, allocating $150,000 annually beginning Fiscal Year 2017-18.
- The City has invested in major software improvements with functionality to develop online platforms for residents and businesses to access.
- Staff completed network assessment with Ivanti Software company in April of FY 2020.
- Staff implemented E-Check payment option on City website.
- Staff implemented online payments related to miscellaneous receivables, building and planning invoices in FY 2020.
- Staff deployed new City website in August of FY 2020.
- Staff procured 6 new servers and virtualization software in FY 2021.
- Staff increased the size and space of the network operations lab/room by nearly 50% in June of FY 2021
- Microsoft Outlook Office Exchange was implemented for City Staff in the 2nd Quarter of FY 2023.
- Network virtualization upgraded in July 2023.
- Migration of data from previous servers was completed in FY 2024.
- HR job application now live in an online-fillable PDF format.
- Compliance and Risk Department reviewed contract language for new website platform.

Action Plan for FY 2026:

	Action Steps	Estimated Completion Date
1.	Develop agreement.	October 2025
2.	Implementation schedule/migration of data and content to new website platform.	December 2025
3.	Launch new website.	March 2026

Critical Success Measures:

- Implement a schedule for migrating data and content to a new website platform.
- Launch the new website.

Goal 2: Community, Educational, Cultural and Recreation Development

INITIATIVE 2.4: DEVELOP AND IMPLEMENT A STRATEGY TO INCREASE CULTURAL AND PUBLIC ARTS OPPORTUNITIES FOR THE COMMUNITY.

Priority:

Champion: Recreation and Culture Department

Stakeholders: City residents and arts and cultural organizations.

Desired Outcome: Provide cultural opportunities to residents to contribute to a positive quality of life.

Fiscal Impact: $25,000

Funding Source: General Fund.

Completion Date: Ongoing

Background: The City of Alachua provides a strong quality of life for residents. The Recreation & Culture Department has a longstanding history of providing top-notch services to residents that create a sense of community. With the construction of the Legacy Park Multipurpose Center and the Legacy Park Amphitheatre, the City has invested in the facilities necessary to provide a robust arts and cultural offering. The City has hosted cultural events, including ballets, musical performances, art lessons, and community gatherings. With a commitment to investing in staff resources and physical infrastructure, the City is poised to implement cultural programs in a robust way.

Progress to Date:

- Legacy Park Multipurpose Center (with performance stage) opened in June 2017.
- Legacy Park Amphitheater opened in October of 2019.
- Staff identified The State of Florida's Division of Cultural Affairs grants programming as a funding opportunity to support cultural programming in the City in FY 2020.
- Since reopening in June 2020 (after COVID-19 shut down), the Recreation and Culture Department added several outdoor performances to programming in FY 2021, including ballets, a spring and fall concert series in which diverse musical genres were scheduled for March, April, and May, and in September, October, and November.
- The City partnered with Swamp Bots of Santa Fe and hosted a For Inspiration and Recognition of Science and Technology (FIRST) event in February 2024 that drew teams from across the Southeast and has to date resulted in the creation of seven local teams engaged in the study and practice of the design, construction, operation, and use of robots.
- Legacy Melodies was hosted on Mother's Day weekend 2024 featuring the jazz band Smooth Operators along with local food vendors.
- Good News Art provided a Summer Art Camp for over 220 children that introduced campers to community art resources ranging from painting to sculpting, mix media, and dance.
- In lieu of a Spring Concert Series during 2024, the City hosted Sister Hazel's Ken & Drew Show on August 8 at the Legacy Park Amphitheater. The event provided precedents for the future – contacts and resources for a more expansive concert series.
- Staff received a $15,000 grant from the Alachua Chamber of Commerce for scholarships to help youth afford Recreation activities.
- Staff collaborated with the Alachua Business League and Josh's Place to apply to the Levitt AMP Music Series Foundation for a multi-year grant to bring a series of free, live music events to Main Street.

STRATEGIC INITIATIVE 2.3

Action Plan for FY 2026:

Action Steps		Estimated Completion Date
1.	Identify funding opportunities to support programming.	Ongoing
2.	Host the Special Olympic's Northeast Region Fall Classic at Legacy Park.	October 2025
3.	Host U.S. Air Force Jazz Band at Legacy Amphitheater for Veteran's Day.	November 2025
4.	Host Northeast Florida FIRST Lego League Regional Championship at Legacy Multipurpose Center.	December 2025
5.	Present options to the City Commission for consideration to engage in a public arts project.	February 2026
6.	Host a Spring Concert with Emmanuel Garilus and The Smooth Operatives at Legacy Amphitheater.	March 2026
7.	Host an I Am Production play at Legacy Multipurpose Center.	July 2026
8.	Complete public art project selected by the City Commission.	September 2026

Critical Success Measures:

- Identify funding sources.
- Improve attendance at Concert Series.
- Increase social media presence and engagement.

Goal 4: Community, Educational, Cultural and Recreation Development

INITIATIVE 2.5: DEVELOP A COLLABORATIVE STRATEGY WITH THE ALACHUA COUNTY SCHOOL BOARD TO IMPROVE PERFORMANCE OF SCHOOLS WITHIN THE CITY.

Priority:

Champion: Executive Department

Stakeholders: City residents and businesses, home builders (local and regional), Alachua Chamber of Commerce, School Board of Alachua County and various governmental entities.

Desired Outcome: Establish a collaborative approach with the Alachua County School Board that provides students within City of Alachua public schools an opportunity to achieve their highest academic potential.

Fiscal Impact: N/A

Completion Date: Ongoing

Background: The City has a strong desire and commitment to be recognized as "The Good Life Community." This image is woven throughout the work of the City with a commitment to service and a high quality of life. The State of Florida assigns letter grades to schools based on a variety of measures. Some of the public schools within the City of Alachua have received a letter grade of "C" or below for several years. Education is the foundation to many aspects of daily life, directly impacting a person's well-being - both social and economic - employment rates, housing and property values, and involvement with the justice system, to name a few. This is true for all children, but is compounded for marginalized/vulnerable youth. According to Florida Department of Education, nearly 60% of all youth in Alachua County are economically disadvantaged. That percentage is even higher within Alachua's city limits; Alachua Elementary (100%), A.L. Mebane Middle School (92%) and Santa Fe High School (55%). Providing a high-performing and equitable educational system is essential for the overall well-being of a community. Therefore, it is vital that all students in the City are provided an opportunity to achieve their highest academic, professional, and life goals potential.

Progress to Date:

- Staff hosted a Joint City of Alachua-School Board of Alachua County (SBAC) Meeting on December 10, 2019.
- A Children's Trust of Alachua County (CTAC) grant application, submitted by City Staff on December 18, 2019, included funding for programs in after school activities, tutoring services, summer enrichment and education services, and summer high school credit courses in music and science/technology.
- On February 24, 2020, the City Commission authorized City Staff to enter into an agreement with CTAC in the amount of $135,002 to provide the services under the grant application.
- In June of FY 2021, SBAC Superintendent Dr. Carlee Simon gave a special presentation to the City Commission.
- In the Spring of FY 2021, Staff applied for a second grant from CTAC for summer programming and was awarded funds to develop summer camps. Camps were developed for children grades Kindergarten to 12th grade.
- In the 4th Quarter of FY 2022, Staff met with SBAC Superintendent Shane Andrew to identify tangible ways to impact schools in the community.
- Staff met with the principals of all public, charter and private schools that teach kindergarteners within the City and received feedback and established the basis for ongoing communication in the 1st Quarter of FY 2023.
- The Education Task Force (ETF) was created in 4th Quarter of FY 2023 to advise City Commission on best practices for addressing ways to support improvements in education.
- A joint meeting was held with the City Commission and SBAC in January 2024.
- The ETF Strategic Plan was adopted in February 2024.
- With awareness raised by the ETF, funding was found in May 2024 to add an additional VPK class at Irby Elementary to begin in the 2024-2025 School Year.
- The City restarted its Mentor Volunteer Program with City Staff in June 2024, encouraging Staff involvement with volunteer programs in community schools. The local business community was invited to participate along with Staff via outreach with the Chamber of Commerce and the Alachua Business League.
- A centralized education page on the City's website was created by Staff in July 2024 to provide information for a variety of educational resources for parents, teachers, students and potential residents.
- A plan has been selected and both Irby and Alachua Elementary Schools are ready to begin a book vending machine rewards program, pending the acquisition of funding.
- A new ETF Strategic Plan was adopted in June 2025, and progress is being made toward its six initiatives.

STRATEGIC INITIATIVE 2.4

Action Plan for FY 2026:

	Action Steps	Estimated Completion Date
1.	Continue to robustly advertise meetings of the Education Task Force (ETF) to maximize public involvement, including posting flyers on school campuses and the use of Peachjar.	Ongoing
2.	Establish active relationships between the Education Task Force and leaders in local schools and early education centers.	Ongoing
3.	Establish an annual joint meeting between the City Commission and School Board of Alachua County later in the school year.	December 2025
4.	Create a new ETF Strategic Plan.	June 2026
5.	Establish and implement ways of evaluating and monitoring early education and after-school tutorial program.	Ongoing

Critical Success Measures:

- Connect Education Task Force to local schools, daycares and early childhood education centers.
- Implement after-school and summer programming.
- Improved school test scores.

Goal 3: Transportation Mobility

INITIATIVE 3.1: IDENTIFY AND EXPLORE POTENTIAL OPPORTUNITIES TO INCREASE CONNECTIVITY THROUGHOUT THE CITY, PROMOTING A MORE WALKABLE COMMUNITY.

Priority:

Champion: Planning and Community Development Department

Stakeholders: City residents and businesses visitors.

Desired Outcome: To create a safe and connected pedestrian network that helps ensure a high quality of life for residents and visitors of all ages and abilities.

Fiscal Impact: TBD

Funding Source: General Fund; Grants.

Completion Date: Ongoing

Background: Walking is fundamental. It contributes to health, happiness, social connections, and a sense of community. Improving pedestrian connectivity creates an amenity that is attractive to current and future residents as well as others visiting the City of Alachua. Providing comfortable, safe walking routes and connections between homes, businesses, schools, parks, etc. provides the opportunity to reduce traffic on roadways, increase outdoor social interactions, and makes it easier to walk to daily destinations. Such improvement should also be designed to make getting around accessible for all ages and abilities.

Progress to Date:

- A Long-Range Transportation Plan (LRTP) was adopted by the City Commission on May 22, 2017. This LRTP was developed as a result of a Strategic Initiative in the FY 2015-16 Strategic Plan. The LRTP focuses on vehicular transportation but also includes a section on bicycle and pedestrian facilities as well as a priority list of sidewalk projects for consideration.
- Staff coordinated with Public Services Department to identify areas for improved sidewalk maintenance and enhancement.
- Staff reviewed the City's Long-Range Transportation Plan to identify areas where installation of new sidewalks have yet to be completed.
- Staff identified potential locations for the installation of rapid-flashing beacons at new or existing crosswalks.
- Staff applied for the Safe Routes to School Grant to further enhance pedestrian accessibility between residential areas and schools.
- The City's Safety and Wellness Program has developed a Step Walking Challenge for City employees in order to encourage healthy exercise habits, utilizing specific sidewalk routes near City Hall.
- The Planning Department, in coordination with the Public Services Department, identified a sidewalk project within the CRA which would enhance walkability from downtown to the Hal Brady Recreation Center.
- Downtown Strategies was hired by the CRA and conducted a Market Analysis and surveys, which included a Walkability Assessment and Commute Patterns. The results were provided to the City Commission in the Data & Analytics for the Market Assessment.
- Staff has developed a list of potential pedestrian projects in the downtown area / CRA district.
- Progress has been made toward and will be finalized in FY 2026 for a Trail Master Plan.

Action Plan for FY 2026:

	Action Steps	Estimated Completion Date
1.	Pursue the Safe Routes to School Grant and other funding opportunities.	Ongoing
2.	Present conceptual designs and preliminary cost estimates for proposed pedestrian improvement projects.	January 2026
3.	Develop a comprehensive master plan and integrate its recommendations into capital improvement projects, planning initiatives, and policy development.	April 2026

Critical Success Measures:

- Prioritize projects and identify funding sources.

Goal 4: Residential Opportunities

INITIATIVE 4.1: ENCOURAGE CONSTRUCTION OF SENIOR LIVING HOUSING OPPORTUNITIES INCLUDING ASSISTED LIVING FACILITIES.

Priority:

Champion: Compliance & Risk Management Department

Stakeholders: City senior residents and future residents, general public, and governmental entities.

Desired Outcome: Improve the quality of life by increasing the amount of adequate, safe, and affordable senior housing.

Fiscal Impact: Financing for the now completed and occupied construction of the $10 million new 40-unit Senior Apartment Facility in Merrillwood on Alachua County Housing Authority (ACHA) land was secured by ACHA and its co-developer without participation by or recourse to the City. The City Commission also authorized, funded and made a $200,000 donation to ACHA to demonstrate City support of the project. A like funding structure, at this point without commitment of City funds, will be employed for Phase II.

Completion Date:

Merrillwood Phase II Assisted Living Facility: TBD
Highland Hills NW 151st Avenue: TBD

Background: Affordable senior, family, and housing for the disabled are needs currently being addressed by the City and ACHA, primarily supported by the United States Department of Housing and Urban Development (HUD) and Federal Housing Administration financing. The Merrillwood Phase I Senior Facility was completed in November 2024. An application has been made for funding for Phase II to replace the remaining Merrillwood 49 Single Family (SF) units with more than 90-180 new units with a combined focus on senior, family, and the disabled, with a particular focus on veterans. Funding is planned to replace all remaining 50-year-old Merrillwood units with new energy efficient homes all designed and constructed to accommodate all persons, including seniors and persons with special needs. Residents who were or are displaced by any construction have been or will be moved within the Merrillwood neighborhood or relocated at ACHA expense to qualified affordable housing with the right to return as new units at Merrillwood become available.

Progress to Date:

Merrillwood Phase I Senior Facility

- The City, through a cost sharing grant with the Suwannee River Water Management District and Florida Department of Environmental Protection, enlarged and enhanced an existing retention basin to improve drainage and facilitate expansion of the complex.
- The City repaved all interior streets and upgraded the Merrillwood complex stormwater system. The improvements prepared the site to accommodate the Senior Housing Facility, Phase II, and Phase III at a reduced cost.
- Demolition of the 17 existing single-family residential units began on April 2023 and is complete.
- Formal ground-breaking ceremony for the new Senior Housing Facility was held June 8, 2023.

Merrillwood Phase II

- ACHA has a new experienced and respected executive director after retirement of its highly regarded and long serving former director. A review of countywide needs, focused on the amount of resources devoted to maintenance and renovation of existing facilities, has been the focus of the ACHA staff through August 2025.
- The replacement of the 49 units now remaining in Merrillwood, after the completed Phase I removal of 17 old units, is now in the planning stage. The former Phase II plan supported by the City was to replace the 49 remaining units with 90 units consisting of a mix of townhomes and multi-family apartments but has now been altered by ACHA to propose up to 180 new apartment units.
- City and ACHA staff have held telephone conversations and on-site discussions and are continuing to identify and clarify ways to narrow City and ACHA staff differences in density, design, and financial matters related the Phase II plan.

Phase III Highland Hills NW 151st Avenue

- The developer of a 30-acre parcel has submitted an application to the City to develop 38 single family homes on 8.36 acres fronting NW 151st Avenue. The property is owned by 10.47 LLC. The spokesperson for the owner has announced that the 38 SF lots are Phase I of a planned community designed for active retirees and subsequent phases will be market driven to include expansion of the Phase I concept, possible multifamily units to include assisted living services or some combination to meet the needs of the senior community.
- The project is not moving forward at this time.
- Staff will follow this project as part of its focus on meeting the housing and long-term care needs of seniors in the City of Alachua.

Action Plan for FY 2026:

Phase II Merrillwood Family Housing

	Action Steps	Estimated Completion Date
1.	Application Submission for ACHA Merrillwood Family Housing	TBD
2.	Site Plan and Architectural submission to City (120 days).	TBD
3.	Develop, plan and hold Groundbreaking Ceremony with ACHA.	TBD
4.	Commence construction of facility.	TBD
5.	Complete construction of facility.	TBD
6.	Develop, plan and hold Ribbon-cutting Ceremony with ACHA.	TBD

Highland Hills NW 151 Avenue

	Action Steps	Estimated Completion Date
1.	Preliminary plat approval.	TBD
2.	Construction plans.	TBD
3.	Final plat.	TBD
4.	Begin construction.	TBD
5.	Complete construction.	TBD

Critical Success Measures:

- Maintain regular contact with ACHA.
- Evaluate other senior living opportunities

Vision Element

City of ALACHUA

THE GOOD LIFE COMMUNITY

VISION 2030

I. INTRODUCTION

The City of Alachua has adopted a vision statement and goals to achieve the vision. The goals, objectives and policies of the Comprehensive Plan are constructed in an effort to help achieve the long-term vision of the City.

II. VISION STATEMENT

The City has a strong image as the "Good Life Community." The image is woven throughout the work of the City with a commitment to premium service delivery and a high quality of life. The City will be a business friendly community, encouraging economic development and the establishment and expansion of major job centers in the industries of logistics, manufacturing, high-tech and bio-tech. The City will continue to invest in providing high quality recreational and cultural arts facilities and programs that create a sense of community. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will be a leader in fostering quality well-planned growth and redevelopment. Alachua will be a community where citizens can safely choose one of several multi-modal transportation options, including cycling, walking, and innovative options such as ride shares. Alachua will strive to be continually known for its collaboration between citizens, business communities, schools and government and will continue working together for the common good.

III. GOALS TO IMPLEMENT THE VISION

GOAL 1: *Economic Development*

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor. The City supports a sustainable, thriving Main Street with a variety of businesses and a downtown area that attracts shoppers and patrons through cutting edge marketing strategies. The City will continue to support the redevelopment and revitalization of the historic center of the community. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are available to citizens of all educational and skill levels and ages. The City will continue to encourage the growth and development of established industries, such as the life sciences, technologies and emerging industries and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents. The City will encourage a sustainable use of natural resources to ensure that economic growth

and development will responsibly continue within the community. The City will build strong relationships with local, regional and state-wide economic development organizations in order to work together to retain existing businesses and attract future businesses. The City will pursue business incentives that encourage additional private investment from new or existing businesses that will enhance employment opportunities and the quality of life of residents.

GOAL 2: *Community, Educational, Cultural and Recreational Development*

The City of Alachua has a very strong sense of community involvement, as evidenced by community events and festivals which promote cultural arts and recreational activities, including art festivals, musical performances, sporting events and holiday events. The City will foster cultural growth, outreach and cultural tourism and enhancement of the community by supporting cultural arts programs. The City will maintain its strong recreation program and encourage a diversity of recreational programs to meet the needs of citizens. The City will strengthen partnerships to make educational opportunities in Alachua of the highest quality in order to attract families and produce graduates who positively contribute to the community and the world.

GOAL 3: *Transportation Mobility*

The City of Alachua transportation system includes a heavily traveled US 441 corridor and a walkable downtown Main Street. The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways. The City will encourage multi-modal enhancement and trail systems, and provide for an aesthetically pleasing gateway between the I-75 interchange and downtown. The City will further a safe and connected pedestrian network that helps ensure a high quality of life for residents and visitors of all ages and abilities. New roadway construction and significant reconstruction projects will incorporate the principles embodied by the Complete Streets approach whenever possible. The City will explore opportunities for public transportation for Alachua residents, including innovative options such as ride shares and other emerging and technology-based options. The City will continue to pursue the interconnectivity of development in order to limit access points onto roadways thereby reducing negative impacts upon the transportation network. The City will strengthen connections between major hubs within the community, such as those between the historic core and Progress Park and Legacy Park.

GOAL 4: *Residential Opportunities*

The City of Alachua recognizes that residential development is tied to growth and employment opportunities and supports a diversity of housing types in order to enhance the City's physical and social fabric. The City will encourage the provision of housing types to serve a wide range of people, from those moving to Alachua to work and/or to raise families to those seeking senior housing and assisted living options. The City supports the provision of safe, affordable housing for all income levels. The City will encourage the construction of housing types including single-family conventional dwelling units, duplexes and quadraplexes, apartments and town homes, traditional mixed use neighborhood planned development, live/work units, conservation subdivisions, and other innovative housing options that respond to societal changes and needs and are appropriate for the character of the City. The City supports enhancements that strengthen and improve existing neighborhoods, thereby maintaining a livable community for all demographics.

Economic Element

City of ALACHUA

THE GOOD LIFE COMMUNITY

ECONOMIC ELEMENT

Mission Statement

The economic mission of The City of Alachua is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

Goal 1: *Economic Principles*

To emphasize economic principles consistent with the City's Vision that support prosperity of the community and enhance its quality of life.

Objective 1.1: *Partnerships*

The City of Alachua shall utilize all opportunities to partner with local, state, and national economic development governmental and non-profit organizations. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.1.a: Actively work with local, state, regional, and national economic development organizations to provide the City of Alachua community with current and accurate information about business opportunities.

Policy 1.1.b: Actively work with Alachua County's primary economic development organization (EDO), the Council for Economic Outreach (CEO) and other EDO's as directed by the City Commission to market the community as an attractive location for compatible business and industry and to provide necessary support for existing business and industry.

Policy 1.1.c: The City will continue to consider incorporating into its annual budget funds to carry out the implementation of policy 1.1.b of the Economic Element.

Measurements

a) *Number of new developments initiated by economic development organizations*
b) *Number of shared economic development meetings held*
c) *Number of inquiries about Alachua's economic climate made to local economic development organizations*

Objective 1.2: *Marketing Analysis*

The City of Alachua shall anticipate the future economic needs of the community by analyzing the past, current, and future economic trends of the local, state, and national environment. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.2.a: Perform an analysis at least concurrent with the City's Evaluation and Appraisal Report (EAR) of the city's competitiveness in economic development on a local, regional, state, and national basis. Such an analysis should include but not be limited to:

a. The city's tax and fee structure
b. The city's zoning and land use regulations
c. The city's urban service boundary and future land use designation
d. The city's enclaves and annexation plans
e. The city's utility infrastructure, including rates and capacity levels
f. The city's available commercial and industrial buildings and land
g. The city's labor force characteristics
h. The city's community redevelopment plan and boundary

Policy 1.2.b: Work with the CEO and other interested economic development agencies to develop a plan to address any deficiencies found in the analysis designated in policy 1.2.a. of the Economic Element.

Policy 1.2.c: Use quality of housing inventory or residential land inventory as part of the marketing materials to entice targeted companies to relocate to our area.

Measurements

a) Number of commercial and industrial site plan approvals
b) Timeliness and accuracy of City of Alachua business inventory
c) Distribution of marketing material produced by the City

Objective 1.3: *Small, Women, and Minority Owned Businesses*

The City of Alachua will encourage a business climate conducive to but not limited to the development, retention, expansion, and creation of local jobs and encouraging small, women, and minority owned businesses. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.3.a: Promote small business owner information and training.

Policy 1.3.b: Update the Comp Plan to include provisions to support the creation of home-occupations by the time of the next EAR.

Policy 1.3.c: Support and encourage the development of public/private partnerships which assist small and minority businesses with access to affordable capital and/or technical assistance that may otherwise not be available for startup, retention and/or expansion.

Policy 1.3.d: Through the LDR maintain a diverse business mix in addition to the City's Technology Activity Center.

Measurements

(a) Number of resources identified to address small business owner needs
(b) Number of new public/private partnerships identified to assist with capital and technical assistance needs

Objective 1.4: *Agricultural Analysis*

The City of Alachua shall strengthen the city's agricultural economic base and maintain the community's agricultural character. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.4.a: Allow for flexible, reasonable, and complimentary non-conforming uses on land with agricultural land use and zoning to maintain the economic viability of the land.

Policy 1.4.b: Recognizing that Agriculture is a significant component of the current economic base, the City shall analyze the economic trends over the next five years to better protect the agricultural community.

Policy 1.4.c: Recognizing the economic value of Alachua's environmental character, the City shall protect Alachua's scenic surroundings to maintain the City's economic competitiveness through use of FLUM designations, land acquisition and other regulatory tools.

Policy 1.4.d: Consider creation of a Transfer of Development Rights (TDR) program to protect undeveloped agricultural land.

Policy 1.4.e: The City may consider the development of sending and receiving zones to implement an adopted TDR program.

Measurements

a. *Number of agricultural land use acres*
b. *Number of agricultural land use acres amended to different land use type*
c. *Number of agricultural land use acres added to the municipal boundaries*
d. *Growth rate of agricultural loans*
e. *Success of agricultural loans*

Objective 1.5: *Economic Rehabilitation*

The City of Alachua shall uphold a productive economic climate in all areas of the City. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.5.a: Identify blighted or nearly blighted areas that can be included in an inventory of existing structures that are candidates for remodeling and/or redevelopment.

Policy 1.5.b: Seek funding to aid in transforming structures in objective 1.5 of the Economic Element into the best possible use.

Policy 1.5.c: Identify areas that have access to existing infrastructure that is undeveloped or underdeveloped and consider incentives that encourage enhancements to these parcels, if appropriate.

Policy 1.5.d: Evaluate the need to expand and/or create other Redevelopment Districts to eliminate slum and blight.

Policy 1.5.e: Include a demonstration of funding for redevelopment and development projects requiring land use amendments in the City to the Mayor and Commission.

Measurements

a) *Number of structures renovated with public funds*
b) *Number of derelict areas: Existing conditions (existing use) survey results*
c) *Growth rate of property value relative to the rest of the City*
d) *Number of building permits obtained in target areas*
e) *Growth rate of or number of occupational licenses issued in target area*

Objective 1.6: *Mixed Use, Workforce Housing*

The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.6.a: Create inventory of parcels, including the required infrastructure needed to facilitate single-family and multi-family dwellings in a well-defined residential development.

Policy 1.6.b: Consider a mix of owner-occupied and rental housing for employees that will maintain the neighborhood character and community fabric.

Policy 1.6.c: Allow single-family and multi-family residential housing in close proximity to employment centers within appropriate land use categories and zoning districts.

Policy 1.6.d: Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.

Policy 1.6.e: Forge partnerships with private and public sectors to create an atmosphere that attracts employers to our community by planning for the availability of safe and energy efficient workforce housing.

Policy 1.6.f: Consider incentives for investors, who develop workforce housing for diverse housing types and prices, by supporting grant proposals and funding requests to various agencies and organizations.

Policy 1.6.g: Encourage the education of prospective low- to moderate-income first time home-buyers about the availability of financial and homeowner workshops that will help move them from renters to homeowners.

Policy 1.6.h: Seek funding to aid in mixed-use neighborhood development.

Measurements

a. *Jobs/housing balance: number of people working in Alachua divided by workforce population*
b. *Rent/income ratio: The ratio of median annual rents of dwellings to the median annual household incomes of renters (US Dollars)*
c. *Average travel time to work*
d. *Amount of public funds spent on mixed-use or mixed income development*

Objective 1.7: *Central City Business District (CCBD) /Historic Preservation*

The City of Alachua shall encourage the preservation of its historic and cultural resources to strengthen the economic viability of Alachua's Central Business District and Downtown. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.7.a: Enhance the economic vitality of the historic areas by considering incentives to locate diverse pedestrian friendly and culturally-oriented businesses in the historic district.

Policy 1.7.b: Analyze the use of funds from a variety of sources to consider providing incentives for business location and expansion within the CCBD.

Policy 1.7.c: Through innovative design, encourage pedestrian friendly and culturally oriented events in the historic district.

Policy 1.7.d: Prioritize investing in projects in the historic and downtown redevelopment area districts.

Policy 1.7.e: Encourage small business and entrepreneurial investors by providing promotional signs and materials that market the development of Alachua's downtown character. Funding sources will include redevelopment district tax increment funds. This may include uniform streets signage, marker plaques, or a welcome gateway sign.

Policy 1.7.f: Consider creating a sign ordinance specifically for properties in the historic district, redevelopment district, and/or CCBD.

Policy 1.7.g: Strive to preserve the stability of Alachua's historic charm.

Policy 1.7.h: Evaluate the economic conditions and appearance of the historic district at least current with the EAR review.

Policy 1.7i: Utilize the resources of the Community Redevelopment Agency to encourage existing and new business investments and establish revitalization in the downtown area.

Policy 1.7.j: Evaluate implementing the Main Street program.

Measurements

a. *Number of historic buildings*
b. *Number of events held in central city business district and historic district*
c. *Number of public dollars spent to remodel historic structures*
d. *Growth rate of property values in historic area, downtown, and central city business district*
e. *Number of new or replaced City signs*
f. *Growth rate of or number of occupational licenses issued in target area*

Objective 1.8: *Real Estate Analysis*

The City of Alachua should proactively identify real estate market needs and encourage appropriate real estate uses in target areas. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.8.a: Prepare a highest and best use analysis of the four corners of the US 441/I-75 Activity Center.

Policy 1.8.b: Streamline the review of Site Plans in the US 441/I-75 Activity Center.

Policy 1.8.c: Prepare a business inventory, organized according to the North American Industrial Classification System, at least current with the EAR review.

Policy 1.8.d: Prepare a biannual real estate market analysis, which reviews retail, office, residential, and industrial land use needs.

Policy 1.8.e: Consider providing incentives to attract development types identified as underprovided in the biannual real estate market analysis. Redevelopment district tax increment funding is an appropriate, variable source of such funds.

Policy 1.8.f: Identify land with an Agricultural land use designation that is not being used for an active agri-business activity that may be converted to residential or commercial use and consider providing incentives to owners to convert these identified parcels to the residential or commercial designation without promoting urban sprawl.

Measurements

a) *Number of site plan approvals in target areas*
b) *Growth rate of property values in target areas*
c) *Growth rate of or number of occupational licenses issued in target area*

Objective 1.9: *Education*

The City of Alachua should provide an educational climate in the city conducive to offering and improving economic opportunities to the citizens that will ensure a high quality of life for all of the community. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.9.a: Promote and enhance educational and vocational customized training opportunities for workforce development in the city.

Policy 1.9.b: Consider providing incentives for Santa Fe Community College to locate and sustain an educational center in the city.

Policy 1.9.c: Work with Santa Fe Community College to reduce barriers to college attendance that face community members.

Policy 1.9.d: Work with private and corporate businesses to reduce barriers to college attendance that face community members.

Policy 1.9.e: Partner with private and corporate businesses and Santa Fe Community College to ensure maximum use of the facilities and services at Santa Fe Community College's City of Alachua educational center.

Policy 1.9.f: Work with private and corporate businesses, Santa Fe Community College, and the community to promote and improve education for all the city's citizens.

Policy 1.9.g: Work with the University of Florida, Santa Fe Community College, and the Alachua County School Board to promote and improve education for all the city's citizens.

Policy 1.9.h: Encourage a technology entrepreneurship hub in partnership with the Progress Corporate Park, Santa Fe Community College, and the University of Florida.

Policy 1.9.i: Create a technology activity center to stimulate cooperative learning, research, entrepreneurial activities, and associated businesses on the US Highway 441 corridor.

Measurements:

a) *attendance rates at the city's various educational facilities*
b) *graduation rates from the city's various educational programs*
c) *variety of courses and programs offered at city's various educational facilities*
d) *variety of times the city's various educational facilities are used*
e) *types of class schedules used by city residents*
f) *student profiles of citizens who use the city's educational facilities*
g) *demographic surveys of city's businesses that use the city's educational facilities*

Objective 1.10: *Recreation*

The City of Alachua should provide recreational facilities and opportunities to all citizens of Alachua to enhance the quality of life and attract high quality growth to the city. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.10.a: Provide appropriately funded and high quality facilities for recreation.

Policy 1.10.b: Promote use of city facilities by persons of all ages and economic groups.

Policy 1.10.c: Seek grant funding as available to enhance recreational facilities and funding of events.

Policy 1.10.d: Promote a variety of parks and open space including large scale parks and neighborhood parks.

Policy 1.10.e: Pursue public/private partnerships to improve recreation opportunities within the city.

Policy 1.10.f: Work with organizations such as the Alachua Chamber of Commerce and Alachua Business League to sponsor events such as and including the July 4th Celebration, the Christmas Parade, Main Street Festival, and the Spring Festival.

Policy 1.10.g: Explore and utilize all appropriate means of funding available for recreational facilities concurrent with all development orders and Florida State Statutes.

Policy 1.10.h: Consider establishing a fund to bring youth tournaments to Alachua, with emphasis on overnight stays that will use the city's motels, restaurants and stores, such as the Babe Ruth Softball Series.

Policy 1.10.i: Recognize the value of private recreation, such as golf courses, dining, movies, and more, in attracting visitors and high quality growth and provide a business friendly environment.

Measurements

a) *Usage of the city's recreation facilities by persons of all ages*
b) *Usage of the city's recreation facilities for diverse types of recreation opportunities*
c) *Number of persons attending events sponsored by the city and public/private partnerships*
d) *Variety of times the city's recreation facilities are used*
e) *Success of private recreational and cultural enterprises*

Objective 1.11: *Transportation*

The City of Alachua should provide Alachua's residents transportation access to neighboring communities and link available workers in neighboring communities to available employment opportunities in Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.11.a: Seek appropriate mass transit to service employment opportunities available in the City.

Policy 1.11.b: Collaborate with the Gainesville Metropolitan Transportation Planning Organization (MTPO), Regional Transit System, Florida Department of Transportation, Workforce Development Board and private service providers to offer mass and public transportation options from Gainesville to Alachua.

Policy 1.11.c: Seek funds to support alternative transportation options.

Measurements

a) *Number of metropolitan bus stops in Alachua*
b) *Number of people with access to public transportation within ½ mile of home*
c) *Number of people employed in Alachua that take public transit to work*
d) *Number of bus routes in Alachua*
e) *Monthly ridership rates in Alachua*
f) *Number of people repetitively traveling between the City of Alachua and neighboring municipalities, such as Gainesville.*

DEFINITIONS

Blight (Slum and Blight): per State Statue, Chapter 163.340

An area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
d. Unsanitary or unsafe conditions;
e. Deterioration of site or other improvements;
f. Inadequate and outdated building density patterns;
g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
h. Tax or special assessment delinquency exceeding the fair value of the land;
i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
j. Incidence of crime in the area higher than in the remainder of the county or municipality;
k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

Development: Carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into 3 or more parcels. Uses of development follow the ss. 380.04 definition.

Economic base (model): The companies that provide jobs in a given community or geographic location.

The economic base model uses a multiplier to link changes in a regional economy to changes in export activity (basis) and (2) changes in demand for more local activity (non-basic). The model assumes that money earned through exports generates demand for more local, or non-basic, activity.

Economic development: A process that begins when a community makes itself ready to accommodate the retention, startup, location, or expansion of an enterprise. Economic development occurs when a local economy is vitalized by the creation of one or more jobs, an increase in community wealth, or the useful distribution of capital that arrives from outside sources.

Economic Development Organization (EDO): A group working together for economic development.

Incentive: A motivational offer intended to persuade a prospective development to choose one location over another.

Industry classifications: A list of the types of operations or enterprises that exist under the term industrial (industry). Industrial classification is the act of organizing a list of the types industrial operations or enterprises. For example, the North American Industry Classification System.

Main Street program: A technical assistance program administered by the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, to traditional historic commercial corridors. The Bureau conducts statewide programs aimed at identifying, evaluating, and preserving Florida's historic resources. Main Street, with its emphasis on preservation, is an effective strategy in achieving these goals in Florida's historic retail districts.

Pedestrian-oriented development: Development that is designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building(s), rather than emphasizing personal-vehicle access and parking. Buildings generally are placed close to the street and the main entrance is oriented to the street's sidewalk. Typically, buildings cover a large portion of the site. Although parking areas may be provided, they are generally limited in size and are located at the side or rear of the buildings. This type of development also is characterized by the mix of uses within walking distance of one another, allowing people to move easily among many destinations.

Target area: An identified region or list of potential locations to be considered for expanding or relocating the operations of an enterprise or for starting up a venture. Targeting an area in preparation for doing location work generally comes at the second stage of the site selection process as described in the definition of a site search.

Transfer of Development Rights (TDR): A TDR program seeks to preserve landowners' asset value by moving the right to develop from a location where development is prohibited (e.g., for environmental reasons) to a location where development is encouraged. TDR works as follows: developers in urban “receiving” areas buy development rights to land in rural “sending” areas; the transfer of rights allows the developers to increase the density and intensity of their developments.

Sending zone: The environmental protection zone where development rights are separated. It is called a sending zone because the development rights are "sent" out of it.

Receiving zone: A zone where a developer buys a right to build more units than currently permitted in the local zoning ordinance. These zones "receive" development rights.

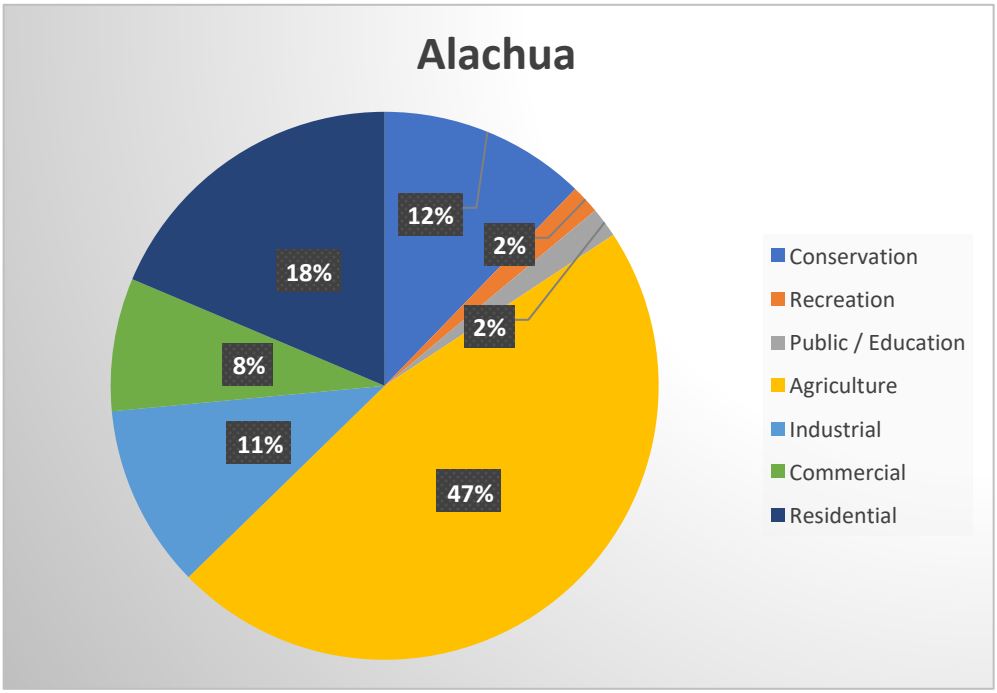
Walkable: Refers to a single route, or a system of routes, between points that is relatively short, barrier-free, interesting, safe, well-lighted and comfortable, inviting pedestrian travel.

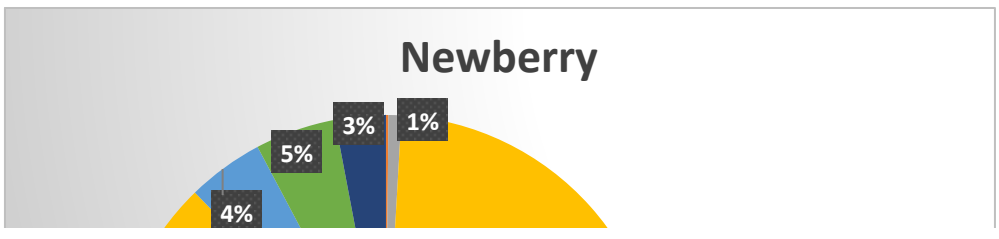
Workforce: All workers in a location (workforce) or defined geographic area; a count or projection of the number of people working in an area.

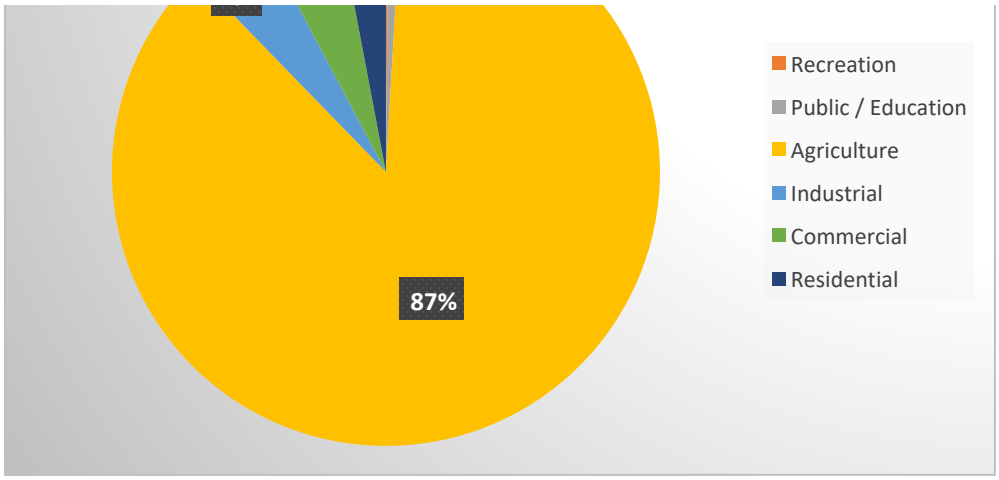
Workforce housing: Housing that is1) affordable to households of low and moderate income in a range of 80 -120% of area median income (AMI) and 2) in a location proximate to employment centers.

	Alachua	High Springs	Newberry	Gainesville	Lake City	Trenton
Total Acres	22017	14144	38400	38893	9425	2176
Conservation	2696.15	527.66	0	4173.61	323.06	0
Recreation	374.83	0	56.19	532.69	216.838	4.84
Public / Education	389.58	261.99	296.2	9433.71	435.33	284.3
Agriculture	10343.81	0	33905.71	933.66	942.723	868.75
Industrial	2381.94	470.89	1763.74	3522.44	500.141	81.21
Commercial	1727.39	651.27	1864.44	5013.69	1502.465	173.2
Residential	4103.29	12232.19	1166.68	15235.54	4807.343	763.7

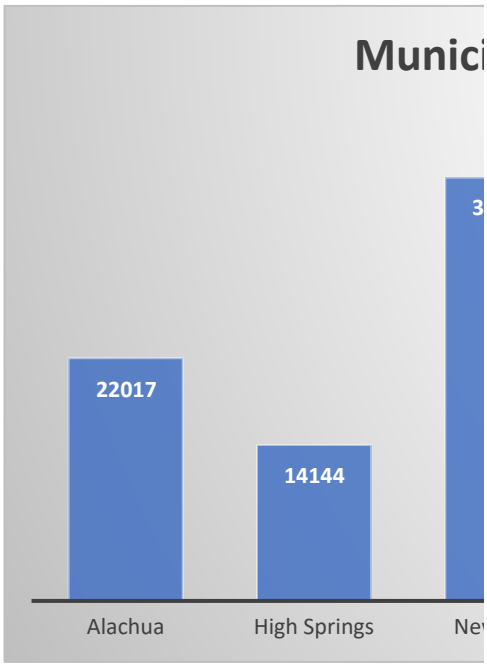
Data sources: Alachua, Columbia, and Gilchrist County Property Appraisers GIS; City of Alachua Planning Dep



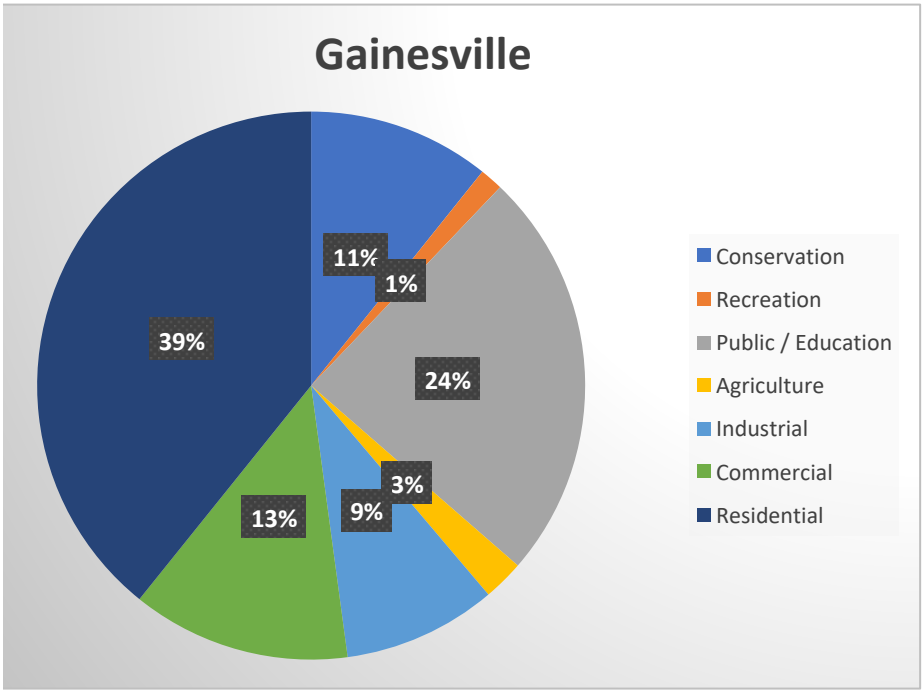


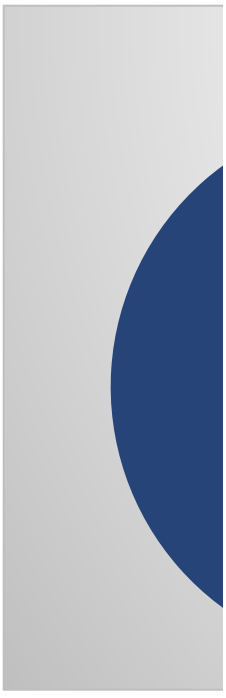

87%
Recreation
Public / Education
Agriculture
Industrial
Commercial
Residential

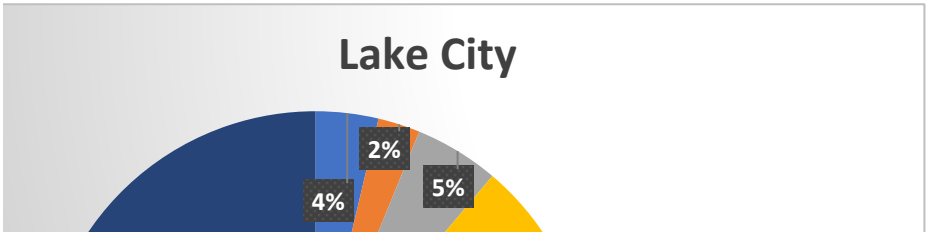
*All numbers are approximate

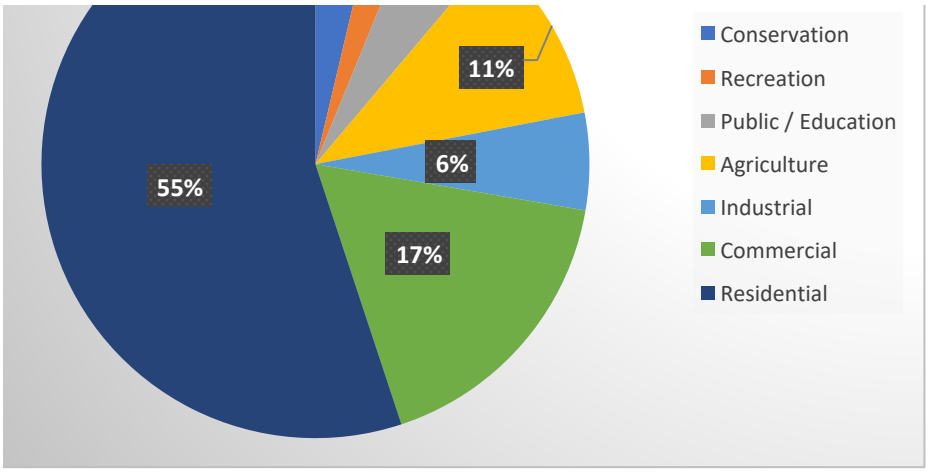


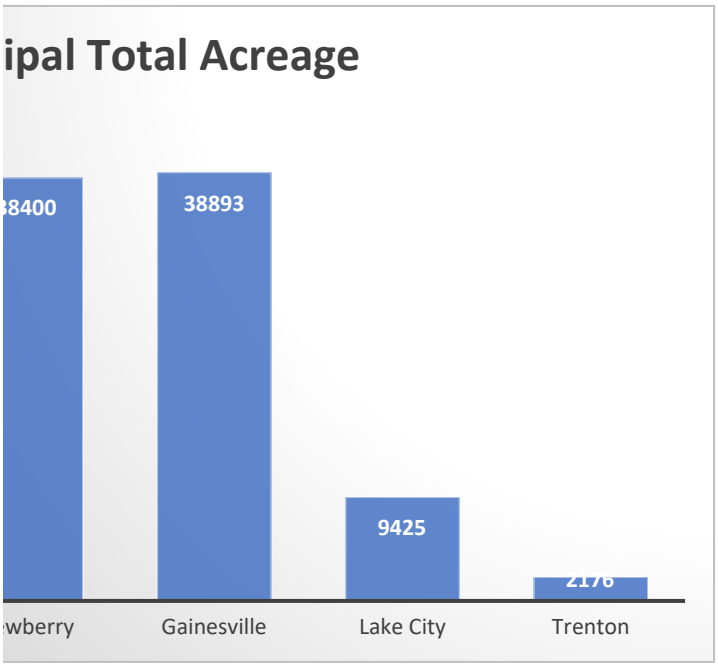
ɔartment; mapgenius.alachuacounty.us

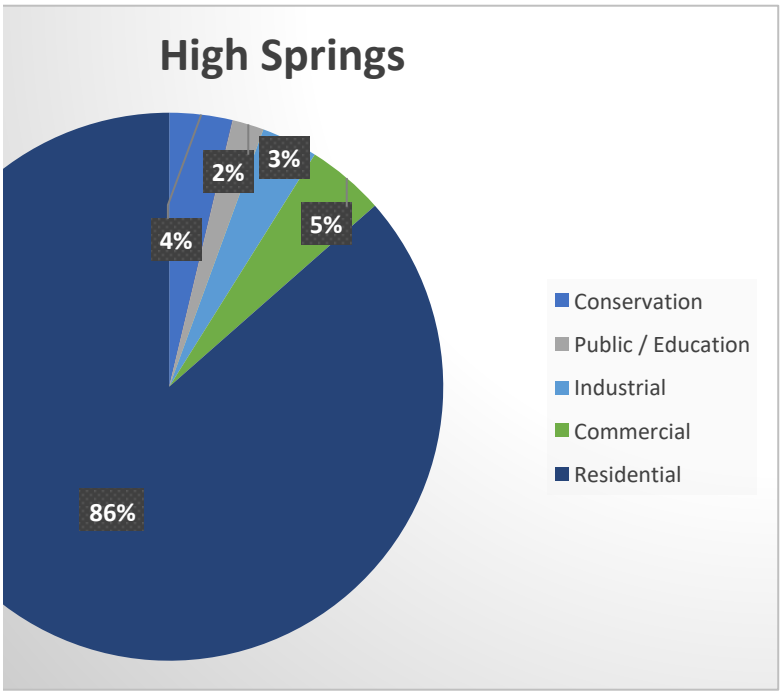


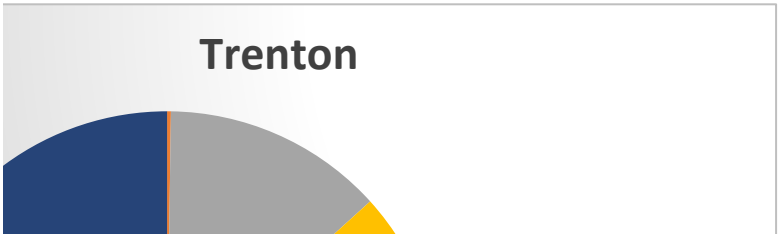


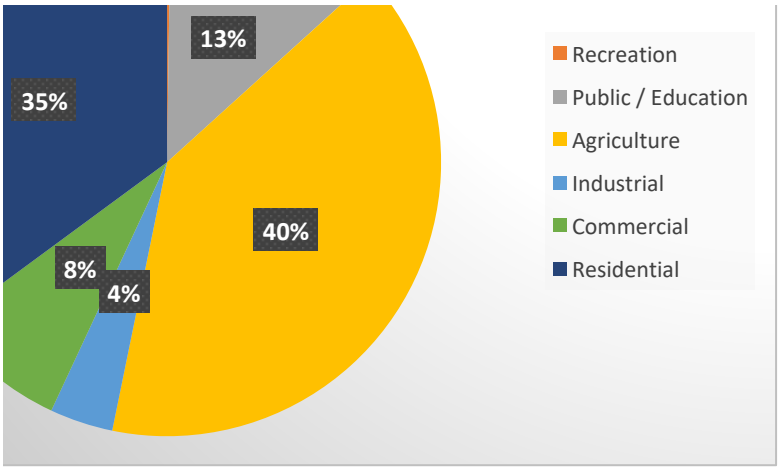



11%
6%
55%
17%
Conservation
Recreation
Public / Education
Agriculture
Industrial
Commercial
Residential


ipal Total Acreage
38400
38893
9425
2176
wberry
Gainesville
Lake City
Trenton

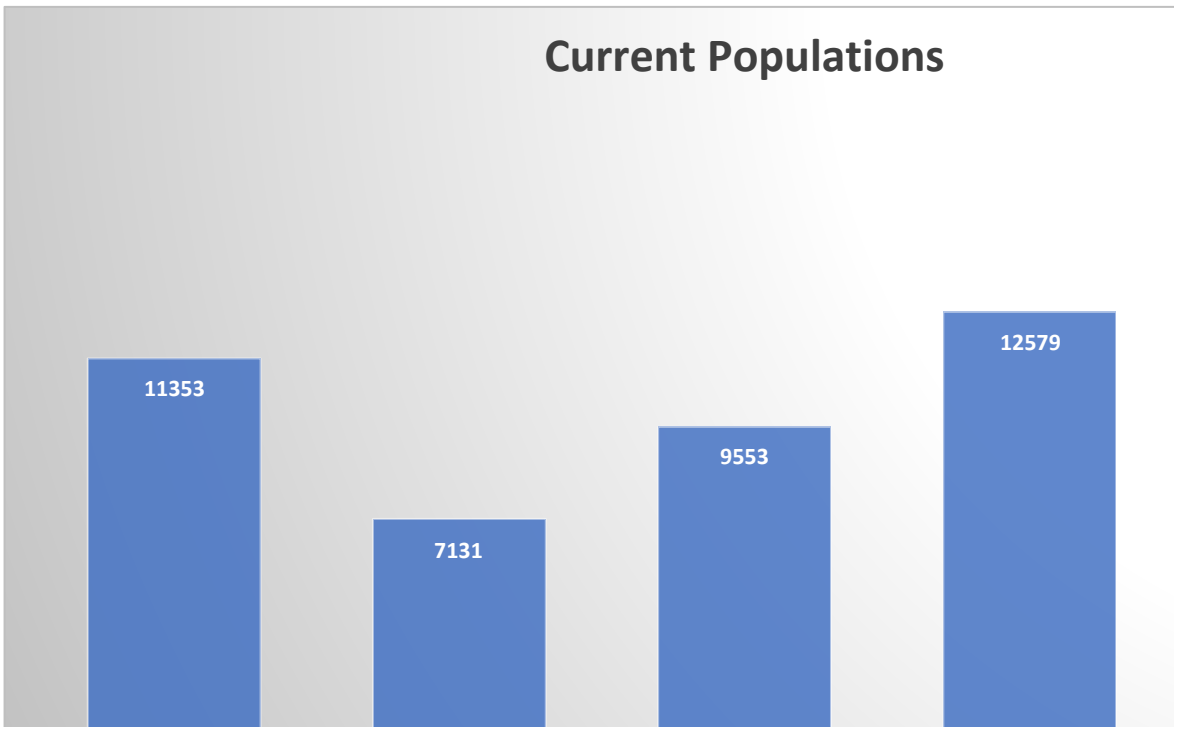

High Springs
2%
3%
5%
4%
86%
Conservation
Public / Education
Industrial
Commercial
Residential

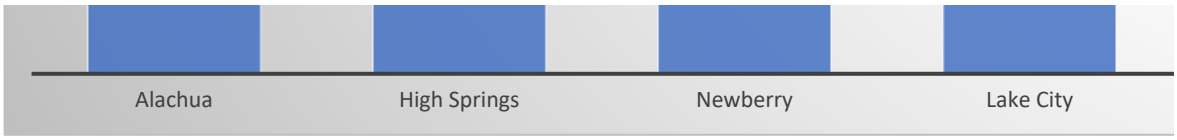

Trenton


13%
35%
40%
8%
4%
Recreation
Public / Education
Agriculture
Industrial
Commercial
Residential

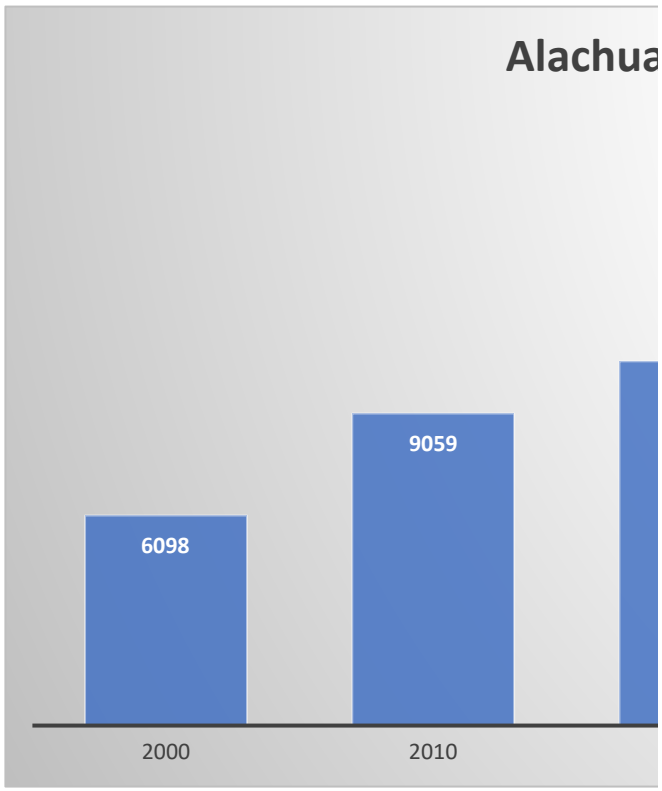
	Alachua	High Springs	Newberry	Lake City	Trenton	Gainesville
2000	6098	3863	3316	9980	1617	95447
2010	9059	5350	4950	12046	1999	124354
2020	10574	6215	7342	12329	2015	141085
2025	11353	7131	9553	12579	2221	151275
2050 Projected	16608	10399	15790	15177	2824	207095

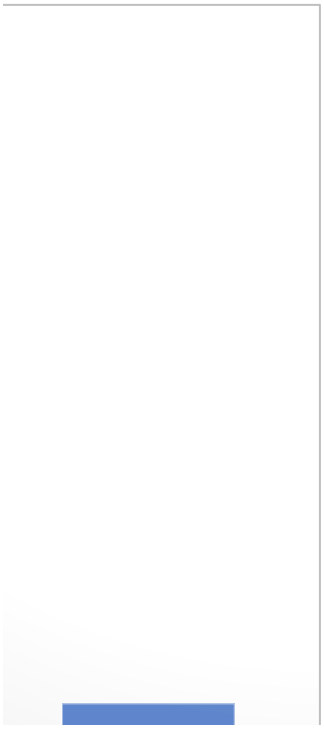
Data Source: University of Florida Bureau of Economic and Business Research, https://bebr.ufl.edu/p

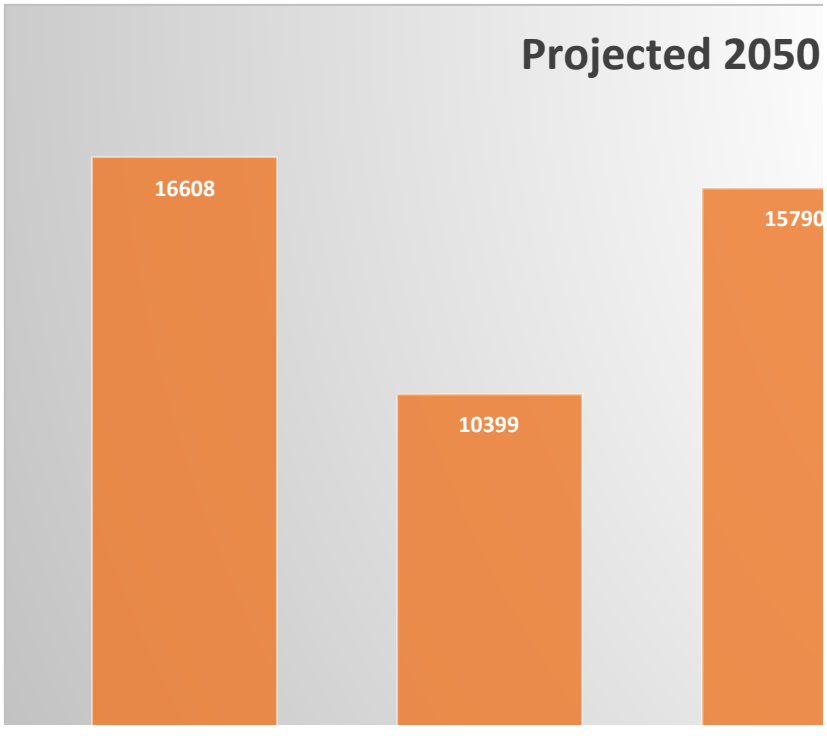



Alachua
High Springs
Newberry
Lake City

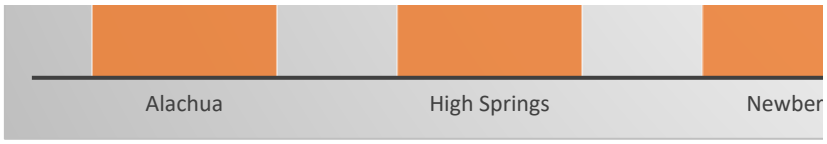
opulation-studies-data-archive/

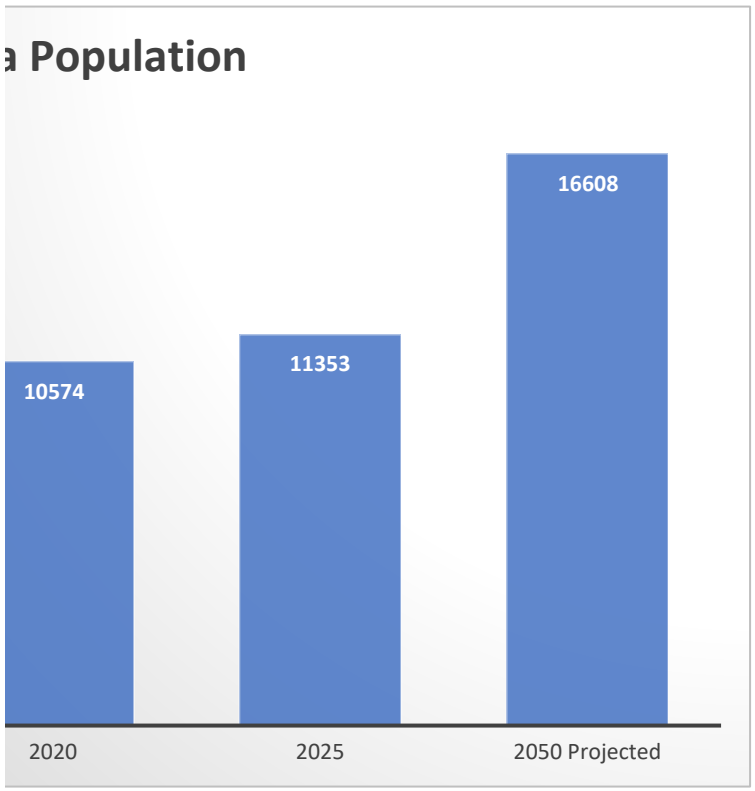


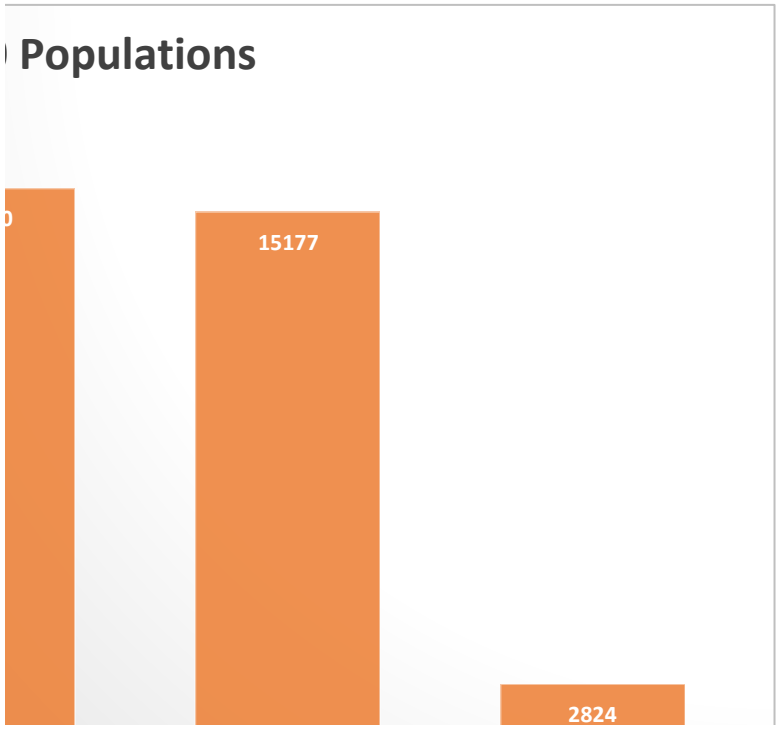


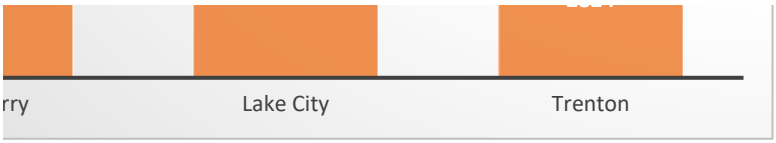


2221
Trenton


Alachua
High Springs
Newber

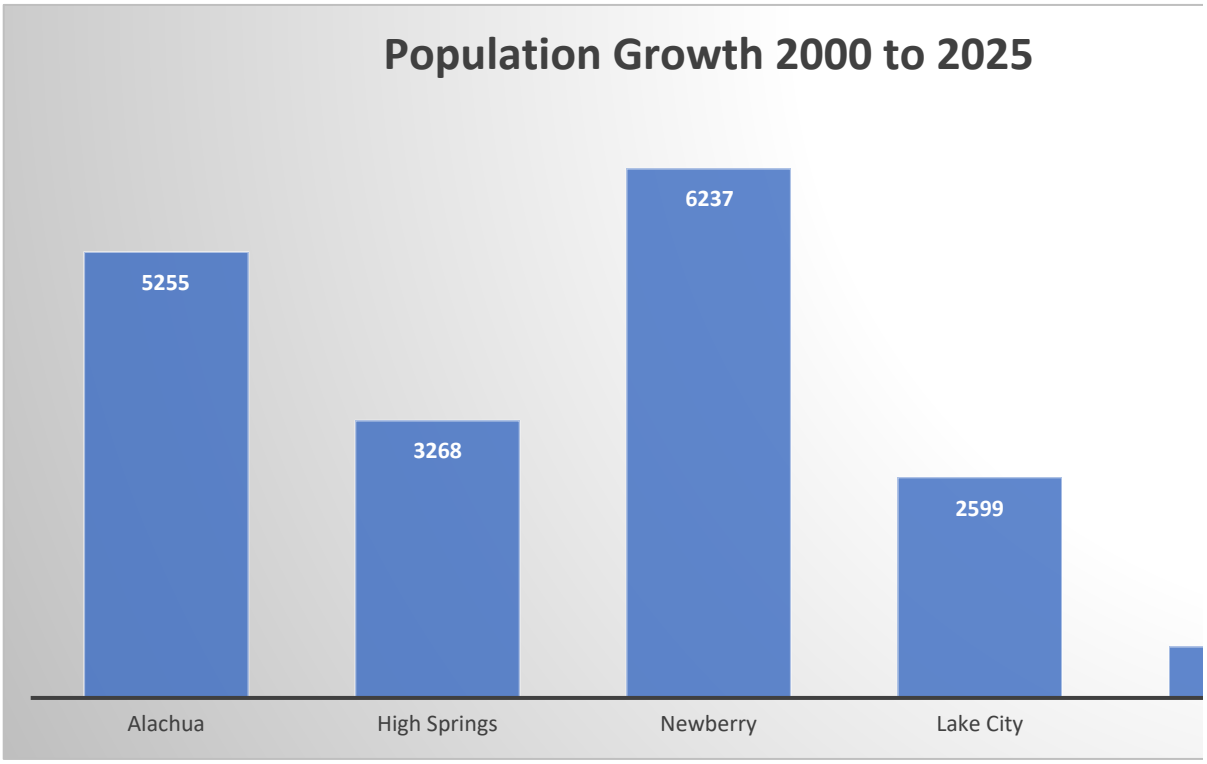

a Population
16608
11353
10574
2020
2025
2050 Projected


Populations
15177
2824

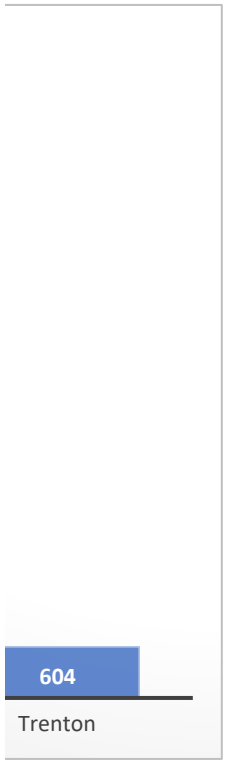

rry
Lake City
Trenton

	Alachua	High Springs	Newberry	Lake City	Trenton	Gainesville
2020 - 2025 Change	779	916	2211	250	206	10190
2010 - 2020 Change	1515	865	2392	283	16	16731
2000 - 2010 Change	2961	1487	1634	2066	382	28907
2000 - 2025 Change	5255	3268	6237	2599	604	55828

Data Source: University of Florida Bureau of Economic and Business Research, https://bebr.ufl.edu/popu



ulation-studies-data-archive/



	Alachua	High Springs	Newberry	Gainesville	Lake City	Trenton
2020 - 2025 Change	6.86	12.85	23.14	6.74	1.99	9.28
2010 - 2020 Change	14.33	13.92	32.58	11.86	2.3	0.8
2000 - 2010 Change	32.69	27.79	33.01	23.25	17.15	19.11
2000 - 2025 Change	46.29	45.83	65.29	36.9	20.66	27.19
2050 Projection	16608	10399	15790	207095	15177	2824

Data Source: University of Florida Bureau of Economic and Business Research, https://bebr.ufl.edu/popula

ation-studies-data-archive/

Commission Agenda Item

MEETING DATE: February 9, 2026
SUBJECT: Santa Fe Hills Water System
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Receive the presentation.

Summary

Alachua County has managed the Santa Fe Hills Subdivision well water system since 2002, and would like to abandon the well water system as it is maintenance-intensive and provide a connection to the City of Alachua Potable Water System. Alachua County will be using American Rescue Plan Act (ARPA) funds to build the potable water system using City of Alachua standards. The presentation lays out the benefits of the project for the residents of Santa Fe Hills Subdivision and asks for City of Alachua Commission support for the transfer of ownership and maintenance, and directs City staff to work with County staff in accomplishing the project goal.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

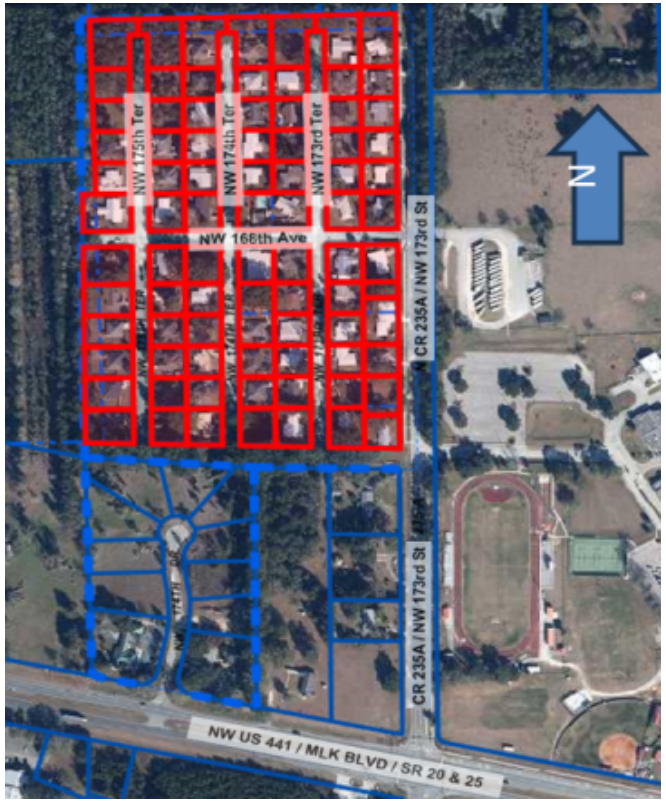
1. PRES 260112 Santa Fe Hill Water Diestribution Project (rdg)

SANTA FE HILLS WATER SYSTEM

February 09, 2026

History of Santa Fe Hills Water System

- Santa Fe Hills Subdivision well water system was constructed in 1966 and serves 87 lots.
- The Owner/developer operated the well water system from 1966 until 2002.
- Alachua County took over operation and maintenance in 2002 after the Owner/developer notified the County of the intent to abandon the system and Alachua County was appointed receiver by Circuit Court.
- Alachua County would like to abandon the existing water system as it is maintenance intensive and provide a new connection to City of Alachua Potable Water System.
- Alachua County would use the American Rescue Plan Act (ARPA) funds to build the new potable water system using the City of Alachua standards and transfer the ownership and maintenance to City of Alachua.



Current Status

- Alachua County has engaged JBPro and designed the water system to current City of Alachua and Florida Department of Environmental Protection (FDEP) standards.
- Alachua County has held two neighborhood workshops with the Santa Fe Hills residents.
- Alachua County has received FDEP Permits.
- Alachua County has selected a qualified contractor to perform work beginning in Spring 2026.

- Alachua County has drafted a Transfer agreement between the City and County to transfer ownership and maintenance responsibilities to the City of Alachua after project completion.

Future Plans

- Alachua County will manage the project construction according to the approved FDEP Plans.
- Alachua County will test the water system and in phases abandon the old well water system in coordination with the Santa Fe Hills residents.

- Alachua County will seek termination of the Court's receivership after construction.
- Alachua County will pay for the new water meters and transfer fees to the City of Alachua after project completion.

Benefits of the Project

- Santa Fe Hills residents will be connected to the City's new potable water system built to current industry standards and get rid of an old maintenance intensive system.
- Water meters will be located within the right-of-way and meter readers will not need to access backyards monthly.
- The system will have better fire protection and improved water pressure.
- The City of Alachua is eligible to obtain additional water management district credit of 0.013 mgd for the City of Alachua Wellfield.

Ask

- Approve the request to have the City of Alachua Attorneys to review the ‘draft’ transfer agreement and work with Alachua County Attorneys to complete and sign the agreement.

- Approve the request to have the City of Alachua staff to inspect the work to ensure the work substantially meets the City of Alachua standards.

Commission Agenda
Item

MEETING DATE: February 9, 2026

SUBJECT: ORDINANCE 25-12: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), COMMERCIAL (± 14.04-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Rehearing of Enactment; Legislative Hearing).

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the City Commission find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and approve Ordinance 25-12 upon third and final reading.

Recommended Motion: *I move that this Commission find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and approve Ordinance 25-12 upon third and final reading.*

Summary

Need for Rehearing

The Alachua City Commission unanimously approved this request to amend the existing Comprehensive Plan Future Land Use Map on the subject property, enacting Ordinance 25-12 on October 13, 2025. Under Florida Statute 163.3184 (3)(c)2, “All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 30 working days after the final adoption hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2. If the local government fails to transmit the comprehensive plan amendments within 30 working days after the final adoption hearing, the amendments are deemed withdrawn.” Staff failed to submit the enacted amendment to the Florida Department of Commerce within the required 30 days, and was notified by the Department of Commerce

that the amendment was deemed withdrawn. The remedy for missing the deadline is to hold an enactment rehearing, and to timely submit the amendment to the Department of Commerce.

Application Summary

This application is a request by CHW, LLC, applicant and agent on behalf of San Felasco Research Ventures, LLC, the property owner, for a large-scale Comprehensive Plan amendment to the Future Land Use Map. The amendment proposes changing the future land use categories from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (± 89.80-acres), and Conservation (± 7.40-acres) on a ± 111.25-acre subject property. The subject property is generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054).

Existing Future Land Use Designations

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." The Commercial land use category provides for the widest array of business uses at a maximum floor area ratio of 0.6 for parcels greater than 5-acres and also permits limited residential uses at a maximum density of 15 dwelling units per acre.

Objective 1.5 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Industrial land use category. The Industrial land use category provides for "a broad range of clean industry, warehousing, research, and technology industries, to provide for a variety of job opportunities to the citizens of Alachua and the North Central Florida Region." The Industrial land use category permits up to 8 dwelling units per acre and a floor area ratio of 0.5 for parcels greater than 5-acres.

Objective 1.8 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Conservation land use category. Only limited, low-intensity uses are permitted in the land use category to ensure that "conservation areas [allow for] a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present." The Conservation land use category currently present on the subject property is not proposed to be altered.

Proposed Future Land Use Designations

The Commercial land use category is proposed to remain on the subject property, but have some adjustments made to the boundary lines and area it currently designates.

Policy 1.2.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Moderate Density Residential land use category, which permits "development at a maximum density of 4 dwelling units per acre." Single family detached dwelling units are the primary development type located in this category; however, the category also permits accessory dwelling units, manufactured or modular homes meeting certain design criteria,

mobile homes only within mobile home parks, duplexes and quadplexes, townhomes, Residential Planned Developments, and supporting community services.

The Conservation land use category currently present on the subject property is not proposed to be altered.

This application is a companion application to PR24-0002 - The Hammock Rezoning, which proposes a PD-COMM and PD-R portion.

Planning & Zoning Board Recommendation, City Commission Action
On July 8, 2025, the Planning & Zoning Board, serving in its capacity as the Local Planning Agency (LPA), voted 3-1 to transmit the application to the City Commission with a recommendation to approve.

On July 28, 2025, the City Commission voted 4-0 to approve Ordinance 25-12 upon first reading and transmit the application to the Florida Department of Commerce under the Expedited State Review Process. Staff transmitted the application and received no comments from the reviewing agencies.

On October 13, 2025, the City Commission voted 5-0 to enact Ordinance 25-12 upon second and final reading.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 25-12
2. Expedited State Review Process Transmittal Documents
3. Staff Report
4. Application Materials
5. Bryan S. Thomas_COA Resume_07_2025
6. O.25-12
7. Public Notice Materials

ORDINANCE 25-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENISVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), COMMERCIAL (± 14.04-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act (Section 163.3161 et. Seq.), Florida Statutes, requires each local government to maintain a comprehensive plan; and,

WHEREAS, an application for a large-scale Comprehensive Plan amendment, as described below, to the Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on July 8, 2025, by the City of Alachua Planning and Zoning Board, sitting as the Local Planning Agency (LPA), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on July 28, 2025, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Commerce and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the Florida Department of Commerce has reviewed the proposed amendment and issued its comment letter on August 25, 2025; and,

WHEREAS, the City Commission considered the comments and recommendations received from the Florida Department of Commerce and reviewing agencies; and,

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on October 13, 2025, with no changes since the transmittal hearing; 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 as findings of fact, that the Alachua 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 CITY COMMISSION 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 proposed Future Land Use Map amendment is consistent with the 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 on the subject property generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054), Tax Parcel 03957-000-000, from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Moderate Density Residential (± 89.80-acres), Commercial (± 14.40-acres), and Conservation (7.40-acres) in accordance with the legal descriptions in Exhibit "A" and map in Exhibit "B" attached hereto and incorporated herein.

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 ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission 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 a 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 this ordinance, after the exclusion 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 these plan amendments shall be 31 days after the state land planning agency notifies the City of Alachua, Florida that the plan amendment package is complete, unless a timely challenge has been filed by an affected person in accordance with Chapter 163.3184, Florida Statutes. If timely challenged, these plan amendments shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this plan amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading on the 28th day of July, 2025.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 13th, day of October, 2025.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladres, City Manager/Clerk

APPROVED AS TO FORM

City Attorney

EXHIBIT "A"

LEGAL DESCRIPTIONS:

DESCRIPTION FOR: FLU: Moderate Density Residential

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 89°59'35" EAST, A DISTANCE OF 832.89 FEET; THENCE SOUTH 63°28'10" EAST, A DISTANCE OF 460.46 FEET TO AFOREMENTIONED EAST LINE OF SECTION 24; THENCE SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2508.10 FEET TO THE POINT OF BEGINNING.
CONTAINING 89.80 ACRES, MORE OR LESS

DESCRIPTION FOR: FLU: Commercial

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2°00'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 658.70 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, WITH THE SOUTH RIGHT OF WAY LINE FOR US HIGHWAY NO. 441 (HAVING A RIGHT OF WAY WIDTH OF 200 FEET), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2764.93 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 72°06'27" EAST, 882.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°22'24", AN ARC LENGTH OF 886.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 62°59'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 468.43 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 380.00 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 63°28'10" WEST, A DISTANCE OF 460.46 FEET; THENCE SOUTH 89°59'35" WEST, A DISTANCE OF 832.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.04 ACRES, MORE OR LESS

DESCRIPTION FOR: FLU: Conservation

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

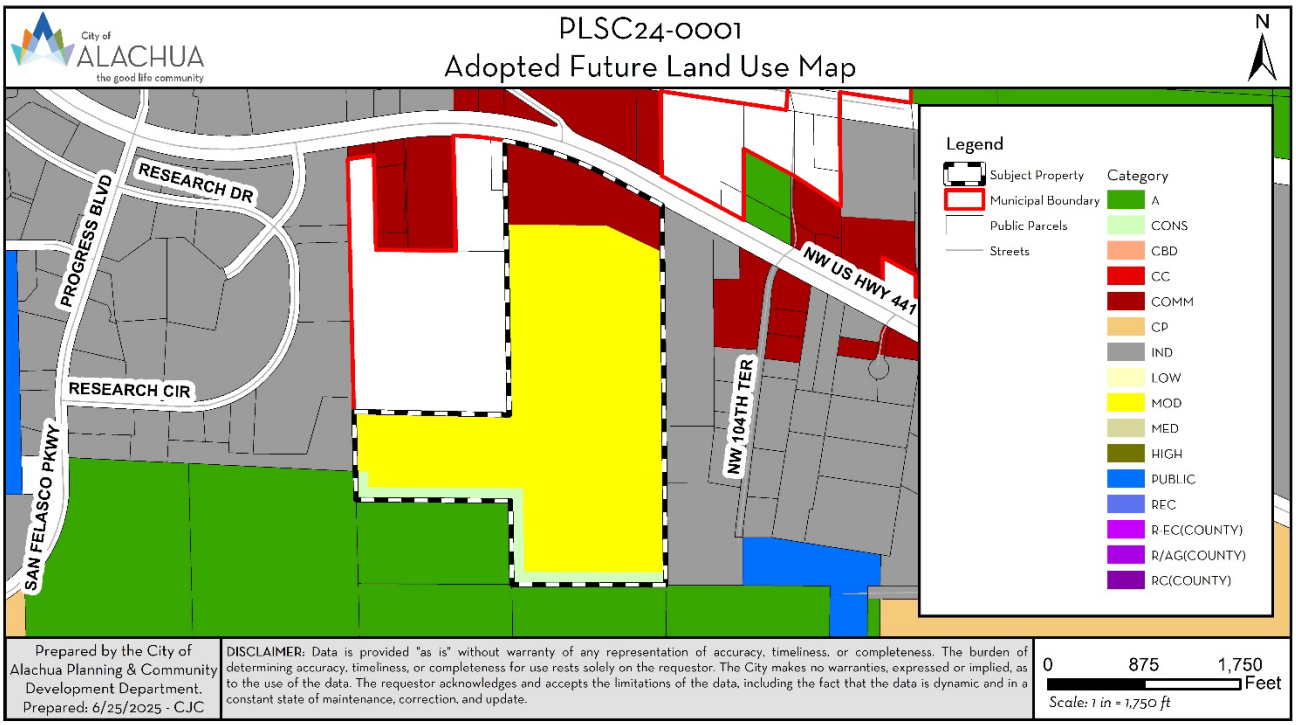
THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST ¼ OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYING SOUTHERLY OF THE EASTERLY PROJECTION OF THE SOUTH LINE OF "REPLAT OF PROGRESS CENTER" A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CONTAINING 7.40 ACRES (IN AGGREGATE), MORE OR LESS.

EXHIBIT "B"


City of ALACHUA
the good life community
PLSC24-0001
Adopted Future Land Use Map
N
RESEARCH DR
PROGRESS BLVD
RESEARCH CIR
SAN FELASCO PKWY
NW US HWY 441
NW 104TH TER
Legend
Subject Property
Municipal Boundary
Public Parcels
Streets
Category
A
CONS
CBD
CC
COMM
CP
IND
LOW
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department.
Prepared: 6/25/2025 - CJC
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.
0 875 1,750 Feet
Scale: 1 in = 1,750 ft

From:	Bryan Thomas
To:	Plan_Review; dcpexter@commerce.fl.gov
Cc:	Carson J. Crockett; Bernadette Fisher; Brenda Flieger
Subject:	RE: Alachua 25-01ESR Proposed
Date:	Thursday, August 28, 2025 5:53:55 PM
Attachments:	image002.png image003.png

Thank you.

City of ALACHUA
the good life community

BRYAN S. THOMAS
Director of Planning & Community Development
386-418-6122
352-494-9033
br_thomas@cityofalachua.org
www.cityofalachua.org

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Thursday, August 28, 2025 5:52 PM
To: Bryan Thomas <br_thomas@cityofalachua.org>; dcpexter@commerce.fl.gov
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Alachua 25-01ESR Proposed

To: Bryan S. Thomas, AICP, Planning and Community Development Director

Re: Alachua 25-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

August 25, 2025

The Honorable Walter Welch
Mayor, City of Alachua
Post Office Box 9
Alachua, Florida 32616

Dear Mayor Welch,

FloridaCommerce has reviewed the proposed comprehensive plan amendment for the City of Alachua (Amendment No. 25-01ESR) received on July 31, 2025. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Matthew Preston, Planning Analyst, by telephone at (850)-717-8490 or by email via Matt.Preston@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/mp

Enclosure(s): Procedures for Adoption

cc: Bryan Thomas, AICP, Planning and Community Development Director, City of Alachua
Scott R. Koons, AICP, Executive Director, North Central Florida Regional Planning Council

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (https://fldeo.my.salesforce-sites.com/cp/) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

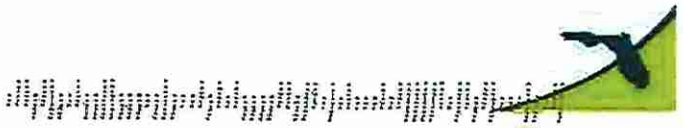
_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

FLORIDACOMMERCE
The Caldwell Building | 107 E. Madison Street, MSC 160 |
Tallahassee, Florida 32399-2100

The Honorable Walter Welch
Mayor, City of Alachua
Post Office Box 9
Alachua, Florida 32616

FloridaJobs.org

32616$0009 B001



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.
SECRETARY

August 14, 2025

Bryan S. Thomas, AICP
Planning and Community Development Director
City of Alachua
P.O. Box 9
Alachua, Florida 32616

SUBJECT: City of Alachua Proposed Comprehensive Plan Amendment (25-1ESR)

Dear Mr. Thomas,

Pursuant to Section 163.3184(3), Florida Statues, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, City of Alachua 25-1ESR.

Amendment Summary

The large-scale land use amendment proposes to change approximately 111.25 acres from the Commercial, Industrial and Conservation designations to Commercial, Moderate Density Residential and Conservation. This would allow for a net permitted decrease of 426 dwelling units and 2,006,416 sq. ft. of non-residential floor area. US-441 / SR-20/25 segment 20,050 runs adjacent to this project site, with a 2023/2029 peak LOS rating of B. As this amendment will lower permitted density and intensity, there are no anticipated adverse impacts to state facilities from the approval of this project.

Comments

FDOT has no comments.

We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the adopted amendment, along with the supporting data and analysis be transmitted within ten working days after the second public hearing for FDOT review.

If you have any questions, please do not hesitate to contact me by email: jacob.linton@dot.state.fl.us or call: (904) 360-5547.

Sincerely,

Jacob Linton
Planner II
FDOT District Two

City of Alachua

MAYOR WALTER WELCH
VICE MAYOR SHIRLEY GREEN BROWN
COMMISSIONER JACOB FLETCHER
COMMISSIONER JENNIFER RINGERSEN
COMMISSIONER DAYNA WILLIAMS

RODOLFO VALLADARES
CITY MANAGER

July 31, 2025

Submitted electronically to the CPAU - Upload to Plan Processing Unit

ATTN: Donna Harris
FloridaCommerce, Bureau of Comprehensive Planning
107 East Madison, MSC 160
Tallahassee, Florida 32399-4120

RE: Transmittal of Proposed Large-Scale Comprehensive Plan Future Land Use Map Amendment Pursuant to the Expedited State Review Process - City of Alachua Ordinance 25-12

Dear Donna Harris,

Enclosed, find the proposed Large-Scale Comprehensive Plan Amendment to the City of Alachua Future Land Use Map (the "Amendment") and supporting data and analysis, submitted through the Florida Department of Commerce's CPAU Upload to Plan Processing Unit portal pursuant to the expedited state review process as set forth in Chapter 163.3184(3), Florida Statutes.

The City of Alachua Planning and Zoning Board, sitting as the City's Local Planning Agency ("LPA"), held a duly advertised public hearing on the Amendment on July 8, 2025 and transmitted the Amendment with a recommendation of approval to the City Commission. On July 28, 2025, the City of Alachua City Commission held a duly advertised public hearing on the Amendment and approved transmittal of the Amendment pursuant to the expedited state review process.

This transmittal includes one amendment to the City of Alachua Comprehensive Plan, as described below. The Amendment is not within in area of critical state concern, a rural land stewardship area, or an area subject to a sector plan. The City of Alachua anticipates the adoption hearing for the Amendment will be held in October of 2025.

This transmittal includes:

1. Ordinance 25-12: A request by CHW, LLC ("Agent") on behalf of San Felasco Research Ventures, LLC ("Owner") for a large-scale Comprehensive Plan amendment to the Future Land Use Map ("FLUM") of a ± 111.25-acre subject property from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (± 89.80-acres), and Conservation (± 7.40-acres).

The subject property is generally located to the south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054); tax parcel 03957-000-000; Existing FLU: Commercial, Industrial, Conservation; Existing Zoning: Agricultural (County).

I certify that the complete Amendment package, including supporting data and analysis, was transmitted on July 31, 2025, to the following agencies: Florida Department of Environmental Protection; Florida Department of Transportation – District 2; Florida Department of State; North Central Florida Regional Planning Council; Florida Department of Commerce; Suwannee River Water Management District; Florida Department of Education; Alachua County; School Board of Alachua County; City of Gainesville; and, City of High Springs. As such, the proposed amendment has been submitted to all parties required in Chapter 163.3184(3)(b), Florida Statutes.

The name, title, address, e-mail, and telephone number of the local contact person is:

Bryan S. Thomas, AICP
Planning and Community Development Director
City of Alachua
P.O. Box 9
Alachua, Florida 32616
br_thomas@cityofalachua.org
office: (386) 418-6122

If you have any questions regarding this transmittal, please contact Bryan S. Thomas, AICP, Planning and Community Development Director.

Sincerely,

Rodolfo Valladares
City Manager

Attachments: Ordinance 25-12 and Supporting Materials

CC:
Office of Educational Facilities, Florida Department of Education *(by electronic mail)*
Plan Review, Office of Intergovernmental Programs, Florida Department of Environmental Protection *(by electronic mail)*
Alissa S. Lotane, State Historic Preservation Officer, Florida Department of State *(by electronic mail)*
Brian Austin, Transportation Planner, Florida Department of Transportation – District Two *(by electronic mail)*
Scott R. Koons, AICP, Executive Director, North Central Florida Regional Planning Council *(by electronic mail)*
Ben Glass, Community Affairs Manager, Suwannee River Water Management District *(by electronic mail)*
Michele L. Lieberman, County Manager, Alachua County *(by electronic mail)*

Jeffrey L. Hays, Growth Management Director, Alachua County *(by electronic mail)*
Suzanne M. Wynn, Director of Facilities Planning & Construction, Alachua County Public Schools *(by electronic mail)*
Cynthia W. Curry, City Manager, City of Gainesville *(by electronic mail)*
Jeremy Marshall, City Manager, City of High Springs *(by electronic mail)*
City of Alachua City Commission *(by electronic mail)*
Marian B. Rush, City Attorney *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: July 8, 2025
Legislative Hearing **Application #: PLSC24-0001**

SUBJECT:	A request for a large-scale Comprehensive Plan amendment which proposes to amend the future land use categories from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (± 89.80-acres), and Conservation (± 7.40-acres) on the subject property.
APPLICANT/AGENT:	CHW, LLC
PROPERTY OWNER:	San Felasco Research Ventures, LLC
LOCATION:	Generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054)
PARCEL ID NUMBER:	03957-000-000
FLUM DESIGNATION:	Commercial, Industrial, Conservation
ZONING:	Agricultural (A)(County)
OVERLAY:	N/A
ACREAGE:	± 111.25
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the application for San Felasco Research Ventures, LLC 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 find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and transmit the application to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by CHW, LLC, applicant and agent on behalf of San Felasco Research Ventures, LLC, the property owner, for a large-scale Comprehensive Plan amendment to the Future Land Use Map. The amendment proposes changing the future land use categories from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (± 89.80-acres), and Conservation (± 7.40-acres) on a ± 111.25-acre subject property. The subject property is generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054).

Existing Future Land Use Designations

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." The Commercial land use category provides for the widest array of business uses at a maximum floor area ratio of 0.6 for parcels greater than 5-acres and also permits limited residential uses at a maximum density of 15 dwelling units per acre.

Objective 1.5 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Industrial land use category. The Industrial land use category provides for "a broad range of clean industry, warehousing, research, and technology industries, to provide for a variety of job opportunities to the citizens of Alachua and the North Central Florida Region." The Industrial land use category permits up to 8 dwelling units per acre and a floor area ratio of 0.5 for parcels greater than 5-acres.

Objective 1.8 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Conservation land use category. Only limited, low-intensity uses are permitted in the land use category to ensure that "conservation areas [allow for] a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present." The Conservation land use category currently present on the subject property is not proposed to be altered.

Table 1. Existing FLUM Designations

Summary of Existing FLUM Designations		
FLUM Designation:	Commercial; Industrial, Conservation	
Max Gross Density:	Commercial	345 dwelling units (15 DUA*)
	Industrial	650 dwelling units (8 DUA)
	Conservation	N/A
	TOTAL	995 dwelling units (± 8.9 DUA)

Table 1. Existing FLUM Designations (Continued)

Max Floor Area:	Commercial	± 602,434 square feet (0.60 FAR*)
	Industrial	± 1,770,931 square feet (0.50 FAR)
	Conservation	N/A
	TOTAL	± 2,373,365 square feet (± 0.49 FAR)
Typical Uses: (For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element)	Commercial	▪ 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 such as schools, houses of worship, parks, and community centers.
	Industrial	▪ Industrial service uses; ▪ Office/business parks; ▪ Biotechnology and other technologies; ▪ Business incubators; ▪ Self-storage facilities; ▪ A limited amount of retail sales and services; ▪ Live/work uses; ▪ Employment center planned developments; ▪ Outdoor storage yard or lots; and, ▪ Construction industry uses.
	Conservation	▪ Public access; ▪ Low-intensity resource-based recreation; ▪ Native vegetative community restoration; and, ▪ Residential and non-residential uses necessary to manage such conservation lands.
*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.		

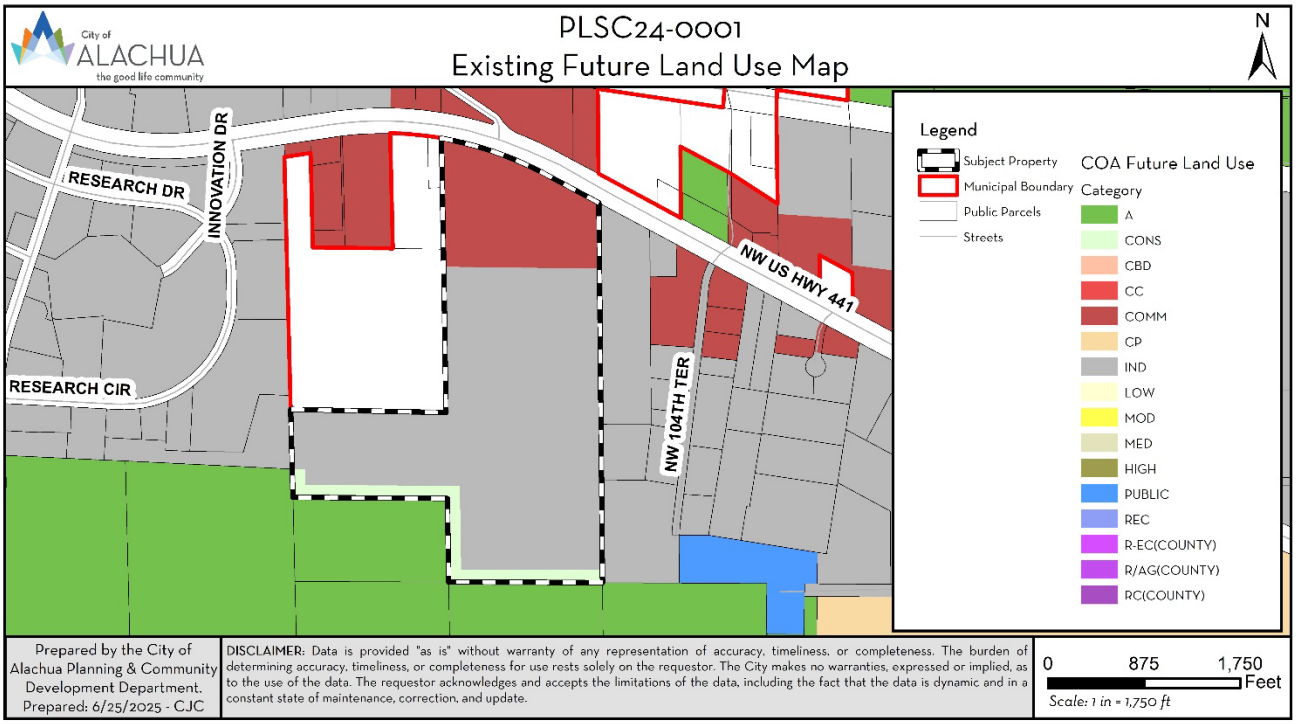


Figure 1. Existing City of Alachua Future Land Use Map: 2035

Proposed Future Land Use Designations

The Commercial land use category is proposed to remain on the subject property, but have some adjustments made to the boundary lines and area it currently designates.

Policy 1.2.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Moderate Density Residential land use category, which permits "development at a maximum density of 4 dwelling units per acre." Single family detached dwelling units are the primary development type located in this category; however, the category also permits accessory dwelling units, manufactured or modular homes meeting certain design criteria, mobile homes only within mobile home parks, duplexes and quadplexes, townhomes, Residential Planned Developments, and supporting community services.

The Conservation land use category currently present on the subject property is not proposed to be altered.

Table 2. Proposed FLUM Designations

Summary of Proposed FLUM Designations		
FLUM Designation:	Commercial; Moderate Density Residential; Conservation	
Max Gross Density:	Commercial	210 dwelling units (15 DUA*)
	Moderate Density Residential	359 dwelling units (4 DUA)
	Conservation	N/A
	TOTAL	569 dwelling units (± 5.1 DUA)
Max Floor Area:	Commercial	± 366,949 square feet (0.60 FAR*)
	Moderate Density Residential	N/A
	Conservation	N/A
	TOTAL	± 366,949 square feet (± 0.08 FAR)
Typical Uses: (For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element)	Commercial	▪ 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 such as schools, houses of worship, parks, and community centers.
	Moderate Density Residential	▪ Single family detached dwelling units; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Mobile homes only within mobile home parks; ▪ Duplexes and quadplexes; ▪ Townhomes; ▪ Residential Planned Developments; and, ▪ Supporting community services such as schools, houses of worship, parks, and community centers.

Table 2. Proposed FLUM Designations (Continued)

	Conservation	▪ Public access; ▪ Low-intensity resource-based recreation; ▪ Native vegetative community restoration; and, ▪ Residential and non-residential uses necessary to manage such conservation lands.
Net Increase/ Decrease	***- 426 dwelling units - 2,006,416 square feet non-residential floor area***	
*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.		

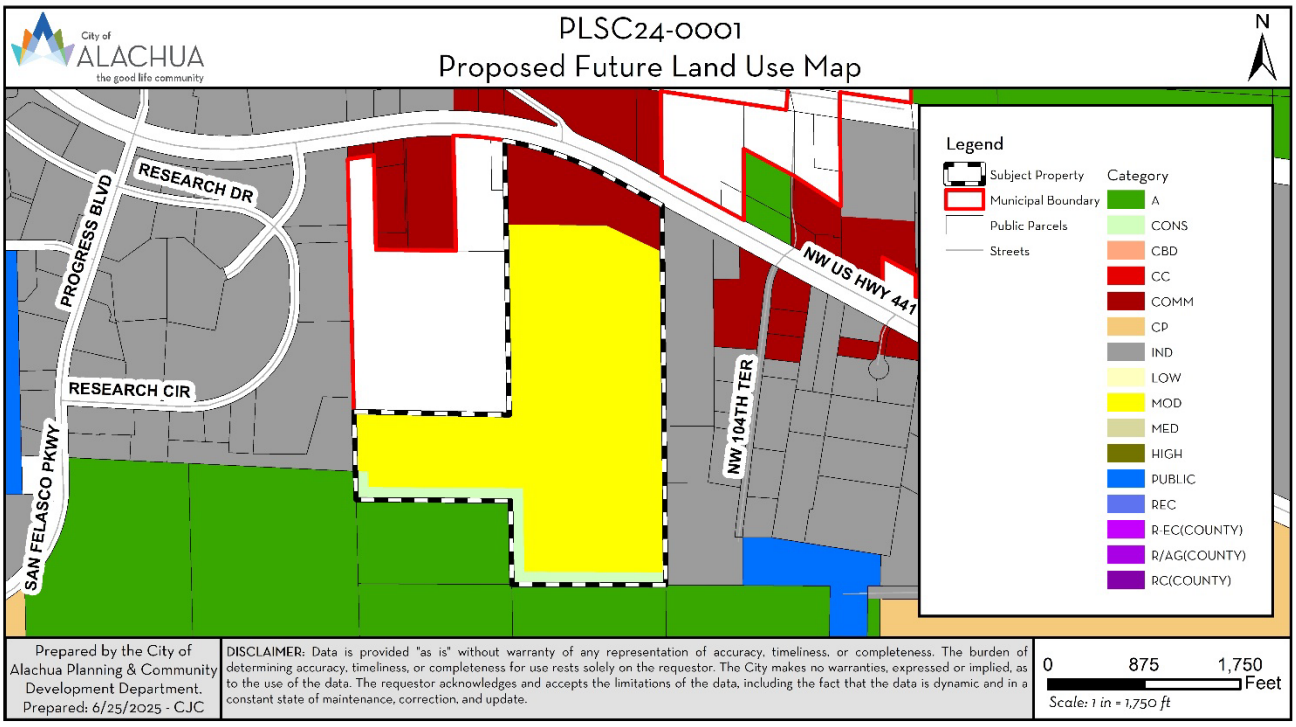


Figure 2. Proposed City of Alachua Future Land Use Map: 2035

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 3. 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 3. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single-Family Residential	Rural/Agriculture (County); Commercial	Agricultural (A) (County); Commercial Intensive (CI)
South	State Park	Agriculture; Conservation	Agricultural (A)
East	Municipal; Religious Institution	Industrial	Light and Warehouse Industrial (ILW)
West	Agriculture; Single-Family Residential	Rural/Agriculture (County); Industrial	Agricultural (A) (County); Residential Single Family (R-1A) (County); Planned Unit Development (PUD)

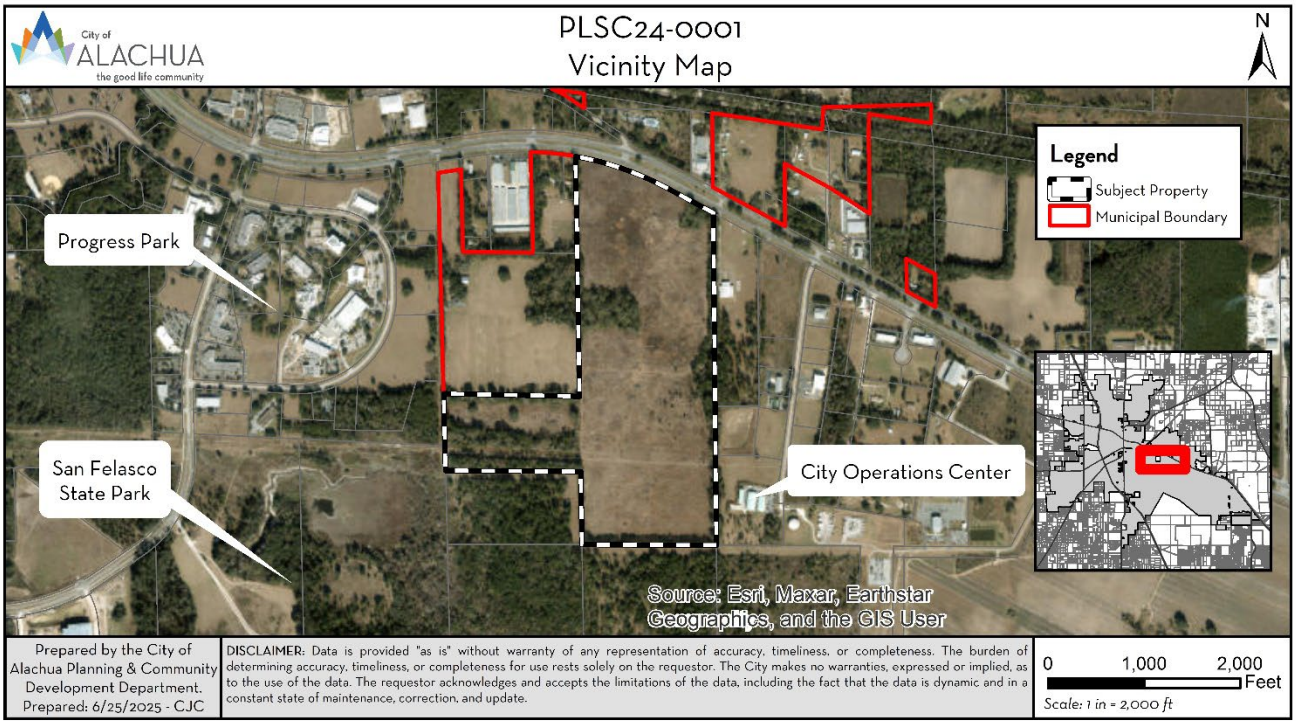


Figure 3. Vicinity Map

EXISTING USES

The subject property is undeveloped and has been historically used for timberland and silviculture. Despite the silviculture, a small portion of the site does have naturally wood areas.

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 large-scale Comprehensive Plan amendment applications; however, the applicant held a neighborhood meeting addressing this application and a companion site-specific amendment to the Official Zoning Atlas application (application PR24-0002).

A neighborhood meeting was held on August 14, 2024, at 11801 Research Drive (CHW/NV5 offices). As required by Section 2.4.4 of the City's Land Development Regulations, 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 three members of the public. Discussion included concerns about wildlife, water quality of private wells, traffic, and employment creation. Neighborhood meeting minutes submitted by the applicant have been included in the application materials for review.

NEEDS ANALYSIS

Chapter 163.3177(6)(a)4., Florida Statues, 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.

Staff has reviewed the needs analysis submitted by the applicant and notes that the applicant has provided population estimates based on historical population data and market analysis to contend that a need exists for the proposed large-scale Comprehensive Plan amendment. The applicant did not limit the needs analysis to population and market analysis. Included are needs outlined by the City's Comprehensive Plan, including the Vision Element, Goal 4, which states that "the City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disables..."

The applicant also expresses the need for the reallocation of the Industrial land use category to Moderate Density Residential due to the proximity to "one of the City's largest jobs/employment centers, specifically Progress Park." The applicant continues to say:

> This Needs Analysis looks beyond population growth and also demonstrates the need for more resilient and sustainable land use forms in the City. Too many existing and proposed residential communities house or place residents in areas where the only option to meet daily, weekly, and occasional needs are using single-occupant vehicles.

The full needs analysis submitted by the applicant is available for review in the application materials.

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 land use categories provided for a variety of compatible residential and non-residential uses.

(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: While undeveloped, the subject property is already designated with urban land use categories and is proximate to existing urban developments, including Progress Park, which is a major employment center. The subject property is adjacent to urban land use categories to both the east and west. Proposed development will be required to connect to City of Alachua utilities as applicable.

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

Evaluation & Findings: The proposed amendment would not result in a radial, strip, isolated, or ribbon pattern of development. The subject property is already designated with urban land use categories. The applicant contends that the proposed land use categories would result in a more interconnected US 441 corridor serving residents and visitors.

(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: The subject property is largely used for silviculture operations and is not known to contain any delineated wetlands in the National Wetland Inventory (NWI) and is located in flood zone X. The subject property does contain a 100-foot-wide Conservation land use area along the south property line which is proposed to remain as is and would provide buffering and protection to San Felasco Hammock Preserve State Park.

(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: An adjacent property to the west of the subject property is known to exist with a historical land use of agriculture. The proposed future land use categories would likely do more to protect the agricultural activities of the adjacent property than the existing industrial land use category. Less pollution, nuisances, and environmental impacts would be anticipated from the Moderate Density Residential land use category over the Industrial land use category. Additionally, the Future Land Use Element of the City's Comprehensive Plan requires consideration of buffering from adjacent existing and potential uses.

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

Evaluation & Findings: Existing public facilities and services, including potable water and sanitary sewer, exist along the US 441 right-of-way and would be extended into the site to serve new development as required by the City of Alachua Comprehensive Plan.

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

Evaluation & Findings: Existing public facilities and services, including potable water and sanitary sewer, exist along the US 441 right-of-way and would be extended into the site to serve new development as required by the City of Alachua Comprehensive Plan. Additionally, development of the site would be required to provide right-of-way that furthers the City of Alachua Future Traffic Circulation Map: 2035 as established in the Future Land Use Element of the City's Comprehensive Plan, which is essential to relieving existing and future traffic on the US 441 corridor, increasing multi-modal connectivity, and increasing resiliency during emergency events.

(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: The subject property is adjacent to existing public facilities and services and the proposed future land use categories are not expected to increase the cost in time, money, and energy of providing and maintaining facilities and services. The subject property is located adjacent to the City of Alachua Operations Center and in proximity to existing emergency response services, including fire rescue. Additionally, development of the site would be required to provide right-of-way that furthers the City of Alachua Future Traffic Circulation Map: 2035 as established in the Future Land Use Element of the City's Comprehensive Plan, which is essential to relieving existing and future traffic on the US 441 corridor, increasing multi-modal connectivity, and increasing resiliency during emergency events.

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

Evaluation & Findings: The proposed land use categories have been organized to place higher intensity uses along US 441, with a transition to lower density uses and the Conservation land use category to the south. To the east and west, urban land uses are already adjacent. Where rural uses exist adjacent to the subject property, the Future Land Use Element of the City's Comprehensive Plan requires consideration of buffering from adjacent existing and potential uses.

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

Evaluation & Findings: The proposed future land use categories would not inhibit infill development or the redevelopment of existing neighborhoods and communities. The applicant contends that they have, "to the maximum extent practicable," followed urban design principles, and the property will be developed consistent with urban form utilizing existing public facilities and infrastructure.

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

Evaluation & Findings: The proposed land use categories provided for a variety of compatible residential and non-residential uses. The Commercial future land use category is a mixed-use land use category.

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

Evaluation & Findings: The proposed land use categories would not result in poor accessibility among linked or related land uses. Development of the site would be required to provide right-of-way that furthers the City of Alachua Future Traffic Circulation Map: 2035 as established in the Future Land Use Element of the City's Comprehensive Plan, which is essential to relieving existing and future traffic on the US 441 corridor, increasing multi-modal connectivity, and increasing resiliency during emergency events. Access would be provided directly to Progress Park as a major employment center and would continue to the east.

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

Evaluation & Findings: The subject property has historically been used for silviculture, is privately owned (not open to the public), and does not provide for functional open space. New development on the site will be required to comply with all requirements in the City's Comprehensive Plan and Land Development Regulations regarding open space. The existing 100-foot-wide Conservation land use category is proposed to remain and may actually become more functional if connectivity is provided to the area in future 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: While undeveloped, the subject property is already designated with urban land use categories. Adjacent to the south of the property is San Felasco Hammock Preserve State Park. The 100-foot-wide Conservation land use area to the south of the subject property is proposed to remain and will provide buffering and protection to the ecosystem of the park. The proposed future land use categories would likely do more to protect natural resources of the area than the existing industrial land use category. Less pollution, nuisances, and environmental impacts would be anticipated from the Moderate Density Residential land use category over the Industrial land use category.

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

Evaluation & Findings: Existing public facilities and services, including potable water and sanitary sewer, exist along the US 441 right-of-way and would be extended into the site to serve new development as required by the City of Alachua Comprehensive Plan. The applicant contends that the proximity of existing infrastructure ensures that future development will make efficient use of public facilities, and where possible, enhance the overall public utility system. Additionally, development of the site would be required to provide right-of-way that furthers the City of Alachua Future Traffic Circulation Map: 2035 as established in the Future Land Use Element of the City's Comprehensive Plan, which is essential to relieving existing and future traffic on the US 441 corridor, increasing multi-modal connectivity, and increasing resiliency during emergency events.

(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 proposed land use categories allow for a range of housing choices. The Commercial land use category is a mixed-use land use category and permits for a variety of multi-family and single-family dwelling units compatible with commercial uses, allowing for a functional mix of uses that would support multimodal transportation, internal to the proposed Commercial land use category, between the proposed Commercial and Moderate Density Residential future land use categories, and external to the site.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The applicant did not submit any application materials addressing this urban form criteria.

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

Evaluation & Findings: The applicant did not submit any application materials addressing this urban form criteria.

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

Evaluation & Findings: The subject property contains an existing 100-foot-wide Conservation land use area that is proposed to remain along the southern boundary of the subject property. The Conservation land use category is adjacent to the San Felasco Hammock Preserve State Park and has the opportunity to provide functional, public open space in the future.

(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 subject property would provide for a variety of residential and non-residential uses in proximity to existing residential and non-residential uses, providing for the needs of both residential and non-residential demand to be met. The applicant contends that "approval of this [application] will diversify the commercial uses and provide more housing options to the residents of the City."

(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 did not submit any application materials addressing this urban form criteria.

Staff has concluded that the proposed large-scale Comprehensive Plan amendment meets five of the eight urban form criteria (criteria I, II, III, VI, VII) and, as such, does not constitute urban sprawl.

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 1.2.b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: The proposed amendment would alter the existing land use categories on the site, replacing the Industrial land use category in its entirety and a portion of the Commercial land use category with Moderate Density Residential. The Moderate Density Residential land use category on the site would provide for a variety of housing types in close proximity to an employment center, Progress Park. The proposed Moderate Density Residential land use category permits up to four dwelling units per acre where as the existing Industrial land use category permits up to eight dwelling units per acre.

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 subject property is already designated with the Commercial land use category. The proposed amendment would reduce the size of the Commercial land use category and replace an existing portion with Moderate Density Residential. The Commercial land use category is a mixed-use district and, as such, would allow for a transition of compatible uses and development between the US 441 corridor and the proposed Moderate Density Residential portion of the subject property.

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 be 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 a convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

Evaluation & Findings: The proposed Commercial land use category is an alteration to an established Commercial land use corridor and reduces the existing size of the Commercial land use category. No extension of a commercial area is proposed, only a contraction. The four criteria will apply to all development proposals of a commercial nature.

Policy 1.3.g: 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 cistors 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 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.

Evaluation & Findings: The subject property is located in the Corporate Corridor Activity Center. The proposed amendment is consistent with the existing development pattern.

Objective 1.8: *Conservation*

The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability and susceptible features present.

Evaluation & Findings: The subject property contains an existing, 100-foot-wide Conservation land use category along its southern boundary. No alterations to the Conservation land use area are proposed.

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 application has been evaluated against the primary indicators and the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes. Staff has concluded that the application does not constitute urban sprawl. The full evaluation has been included within this report.

Objective 5.1: *Natural Features*

The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

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 concerns related to on-site environmental features. An environmental conditions analysis has been included within this report.

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

Evaluation & Findings: The proposed amendment would result in a net decrease of development potential for both dwelling units (-426 dwelling units) and non-residential floor area (-2,006,416 square feet), which would result in a corresponding net decrease in potential public facility impacts. A full analysis of public facility impacts will be completed as part of any rezoning or future development application on the subject property.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category or the Agriculture land use category shall connect to the City's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category shall connect to the City's wastewater system.

Evaluation & Findings: Development of the subject property will be required to comply with Policy 9.1 and 9.2 and connect to the City's potable water and wastewater systems as applicable.

Transportation Element

Objective 1.5: *Linking Land Use and Transportation*

The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Map.

Policy 1.5.e: Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.

Evaluation & Findings: The proposed amendment would result in less intense and dense development potential; however, the types of land uses permitted in the Commercial and Moderate Density Residential land use categories would promote an appropriate mix of land uses that facilitate multi-modal solutions.

Objective 1.7: *Right of Way*

The City shall provide for the protection of future right of ways and seek out right of ways for new corridors as necessary.

Policy 1.7.b: The City shall maintain a Future Traffic Circulation Map that delineates approximate locations for new roadway corridors to accommodate future growth and development, while enhancing the traffic circulation system.

Evaluation & Findings: Development of the subject property will be required to provide for proper right-of-way in the southern portion of the property, but north of the Conservation land use area, to facilitate a new roadway corridor as outlined in the City of Alachua Future Traffic Circulation Map: 2035.

Housing Element

Policy 1.1.a: The City shall encourage a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactures housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation & Findings: The proposed amendment would result in a greater variety of housing types permitted on the subject property, ranging from single-family detached homes to multi-family homes and upper story dwelling units.

Community Facilities Element

Policy 5.1.a: The City shall consider the best available hydrogeological information (e.g., Suwannee River Water Management District high aquifer recharge potential maps or site-specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when addressing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Evaluation & Findings: The Suwannee River Water Management District high aquifer recharge potential (HARP) map indicates that the subject property is not in an area of high aquifer recharge potential. An environmental conditions analysis has been included within this report.

Conservation and Open Space Element

Policy 1.1.a: The City shall establish a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat that require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability and susceptible features and vary accordingly.

Evaluation & Findings: The subject property contains an existing, 100-foot-wide Conservation land use category along its southern boundary. No alterations to the Conservation land use area are proposed.

Objective 1.5: *Soils*

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

Evaluation & Findings: There are no concerns related to soil resources or development limitations. An environmental conditions analysis has been included within this report.

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: There are no known delineated wetlands that exist on the subject property. Should a wetland be discovered, all applicable requirements of the City's Comprehensive Plan and Land Development Regulations must be complied with.

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 within, nor adjacent to, any strategic ecosystem. As such, there are no concerns related to strategic ecosystems.

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: The subject property is not identified in the FNAI; however, land directly adjacent to the south of the subject property is identified. The Conservation land use category will act in a buffer capacity to ensure the protection of the identified lands to the south.

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 10 soil types found within the subject property, shown in Table 4.

Table 4. 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 Fine Sand; 0 – 5% Slopes	A	Well Drained	Slight	Slight	51.62%
Kendrick Sand; 2 – 5% Slopes	A	Well Drained	Slight	Slight	15.41%
Millhopper Sand; 0 – 5% Slopes	A	Moderately Well Drained	Slight	Slight	12.18%
Fort Meade Fine Sand; 0 – 5% Slopes	A	Well Drained	Slight	Slight	9.92%
Lochloosa Fine Sand; 5 – 8% Slopes	C	Somewhat Poorly Drained	Slight	Slight	4.32%
Lochloosa Fine Sand; 2 – 5% Slopes	C	Somewhat Poorly Drained	Slight	Slight	1.64%
Pomona Sand; 0 – 2% Slopes	B/D	Poorly Drained	Severe	Severe	1.52%
Gainesville Sand; 0-5% Slopes	A	Well Drained	Slight	Slight	1.07%
Millhopper Sand; 5 – 8% Slopes	A	Moderately Well Drained	Slight	Moderate (Slope)	0.26%
Arredondo Fine Sand; 5 – 8% Slopes	A	Well Drained	Slight	Moderate (Slope)	0.06%

Evaluation & Findings: The majority of the subject property is made up of Arredondo Fine Sand, which is a well-drained soil, and other well-drained soils with only slight limitations for urban development and land uses. A small percentage of the property has poorly draining Pomona Sand; however, this Pomona sand is primarily in the Conservation land use area that is proposed to remain. The proposed land uses appear to be generally consistent with the types of development that the soils on the subject property can support.

Flood Potential

Panel 12001C0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: As the subject property is located within Flood Zone X, there are no concerns 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 Suwannee River Water Management District high aquifer recharge potential (HARP) map indicates that the subject property is not in an area of high aquifer recharge potential. No potential sinkholes or depressional areas are known to exist on the subject property.

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 wellfield protection zone; therefore, there are no concerns 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 does not contain any historical structures and is not located within the City's Historic Overlay District; therefore, there are no concerns related to historic structures or features.

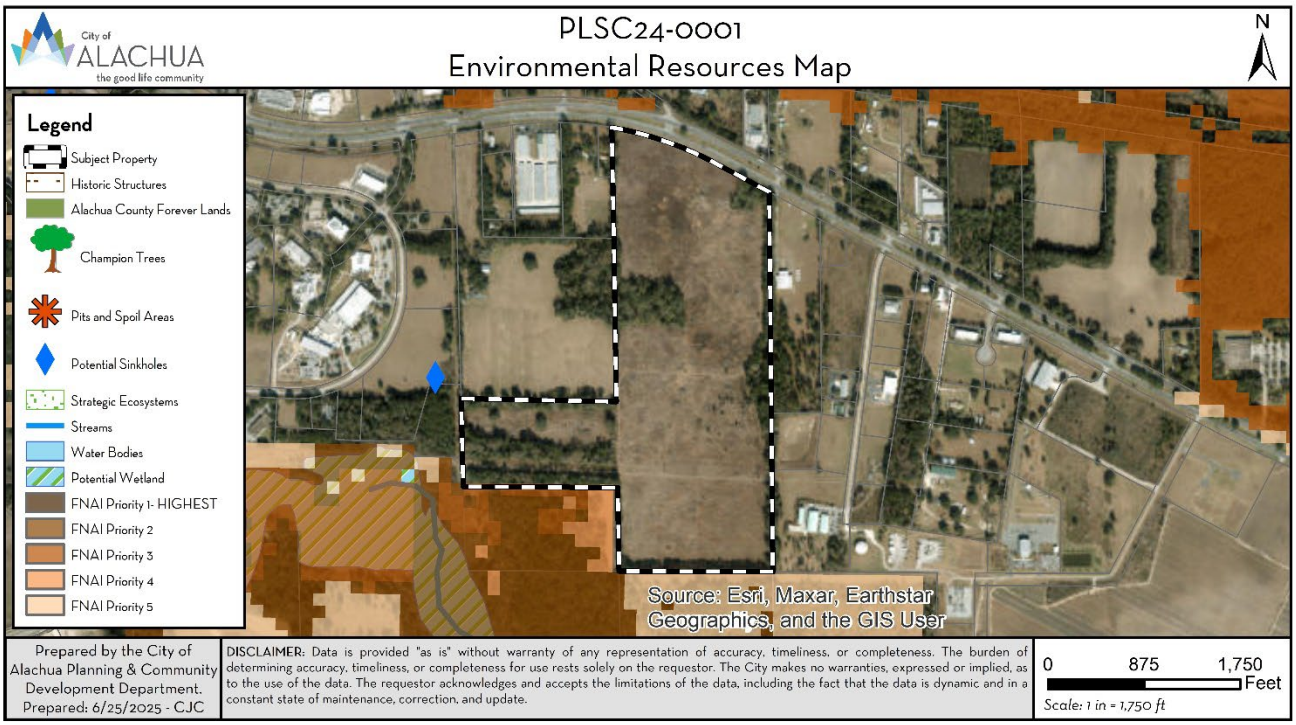


Figure 4. Environmental Resources Map

EXHIBIT "A"
TO
PLSC24-0001 | THE HAMMOCK
LARGE-SCALE COMPREHENISVE PLAN AMENDMENT
STAFF REPORT

DRAFT ORDINANCE 25-XX

ORDINANCE 25-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENISVE PLAN FUTURE LAND USE MAP; AMENDING THE FTURE LAND USE MAP CLASSIFICATION FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), COMMERCIAL (± 14.04-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act (Section 163.3161 et. Seq.), Florida Statutes, requires each local government to maintain a comprehensive plan; and,

WHEREAS, an application for a large-scale Comprehensive Plan amendment, as described below, to the Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on July 8, 2025, by the City of Alachua Planning and Zoning Board, sitting as the Local Planning Agency (LPA), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for _____ to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on _____, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Commerce and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the Florida Department of Commerce has reviewed the proposed amendment and issued its comment letter on _____; and,

WHEREAS, the City Commission considered the comments and recommendations received from the Florida Department of Commerce and reviewing agencies; and,

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on _____ with no changes since the transmittal hearing; 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 as findings of fact, that the Alachua 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.

DRAFT

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION 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 proposed Future Land Use Map amendment is consistent with the 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 on the subject property generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054), Tax Parcel 03957-000-000, from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Moderate Density Residential (± 89.80-acres), Commercial (± 14.40-acres), and Conservation (7.40-acres) in accordance with the legal descriptions in Exhibit "A" and map in Exhibit "B" attached hereto and incorporated herein.

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 ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission 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 a 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 this ordinance, after the exclusion 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 these plan amendments shall be 31 days after the state land planning agency notifies the City of Alachua, Florida that the plan amendment package is complete, unless a timely challenge has been filed by an affected person in accordance with Chapter 163.3184, Florida Statutes. If timely challenged, these plan amendments shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this plan amendment may be issued or commenced before this plan amendment has become effective.

DRAFT

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

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladres, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTIONS:

DESCRIPTION FOR: FLU: Moderate Density Residential

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 89°59'35" EAST, A DISTANCE OF 832.89 FEET; THENCE SOUTH 63°28'10" EAST, A DISTANCE OF 460.46 FEET TO AFOREMENTIONED EAST LINE OF SECTION 24; THENCE SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2508.10 FEET TO THE POINT OF BEGINNING.
CONTAINING 89.80 ACRES, MORE OR LESS

DESCRIPTION FOR: FLU: Commercial

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2°00'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 658.70 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, WITH THE SOUTH RIGHT OF WAY LINE FOR US HIGHWAY NO. 441 (HAVING A RIGHT OF WAY WIDTH OF 200 FEET), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2764.93 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 72°06'27" EAST, 882.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°22'24", AN ARC LENGTH OF 886.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 62°59'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 468.43 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 380.00 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 63°28'10" WEST, A DISTANCE OF 460.46 FEET; THENCE SOUTH 89°59'35" WEST, A DISTANCE OF 832.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.04 ACRES, MORE OR LESS

DRAFT

DESCRIPTION FOR: FLU: Conservation

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

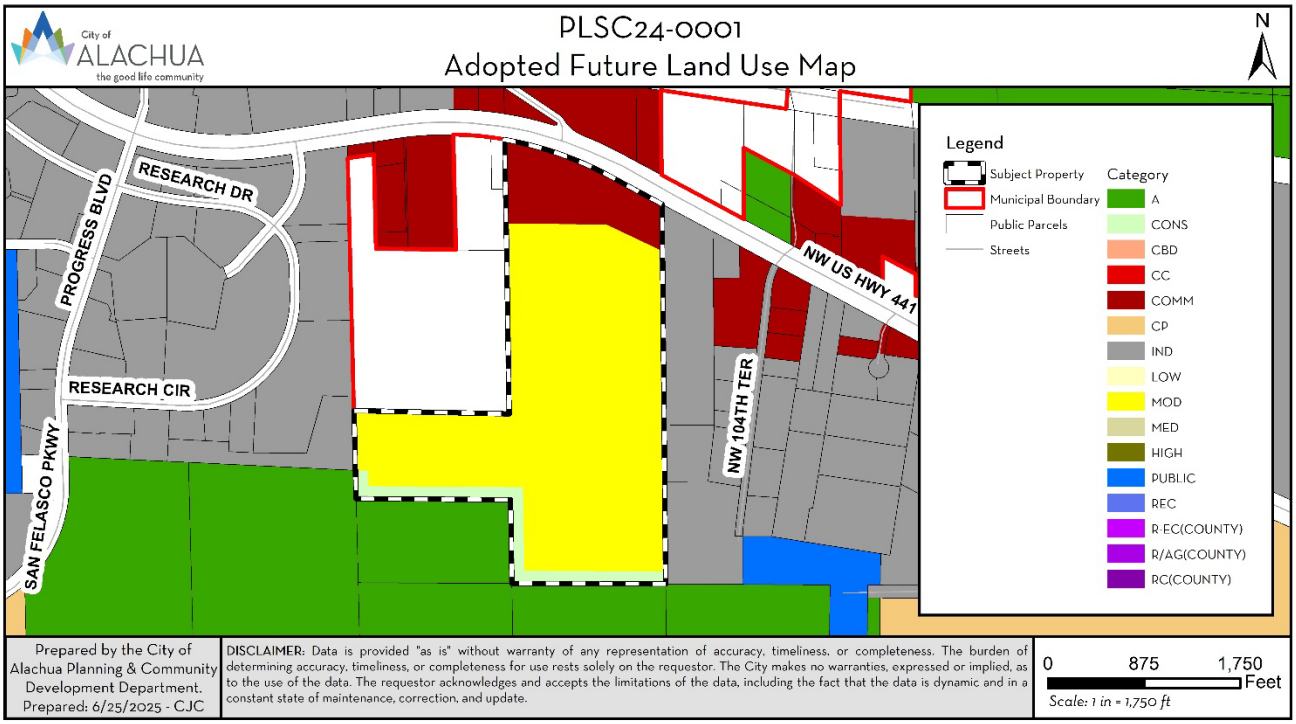
TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST ¼ OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYING SOUTHERLY OF THE EASTERLY PROJECTION OF THE SOUTH LINE OF "REPLAT OF PROGRESS CENTER" A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CONTAINING 7.40 ACRES (IN AGGREGATE), MORE OR LESS.

DRAFT

EXHIBIT "B"



DRAFT

EXHIBIT "B"
TO
PLSC24-0001 | THE HAMMOCK
LARGE-SCALE COMPREHENISVE PLAN AMENDMENT
STAFF REPORT

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
INTERIM CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN THOMAS, AICP

June 17, 2025

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PLSC24-0001

RE: Notice of Hearing to be Scheduled for The Hammock LSCPA

Dear Gerry Dedenbach,

On June 12, 2025, the City of Alachua received your revised large-scale Comprehensive Plan amendment application for The Hammock. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **July 8, 2025,** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, four full size sets of PD master plans, 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.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, June 23, 2025***. Materials may be submitted earlier than this date.

Additionally, 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, June 23, 2025***. These signs will be ready for pickup after 12:00 PM on June 18, 2025. You will be notified again when the signs are available.

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 to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, July 7, 2025***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

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
Planner

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Marian Rush, City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Craig Brashier, AICP, NV5 *(by electronic mail)*
Ryan Thompson, AICP, NV5 *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

November 27, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PLSC24-0001; PR24-0002

RE: Project Assistance Team (PAT) Comments for The Hammock Large Scale Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On November 18, 2024, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a ± 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

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 Monday, December 9, 2024**. A total of three copies of each application package, plans, and 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 application, 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 applications may be scheduled for the **January, 2025, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the application fees will be assessed for the additional PAT review (LSCPA and Rezoning to PD fee - $9,500; 25% surcharge - $2,375).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Rezoning Application

Remaining Deficiencies to be Addressed

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

8. Miscellaneous

b. Application materials reference a conversion schedule. Provide the conversion schedule on the PD Master Plan in accordance with Section 3.6.2(A)(5).

Applicant Response: The conversion table reference has been removed.

Remaining Deficiency: Page 34 of the resubmitted justification report contains references to a conversion schedule. Remove references.

Applicant Response: The response has been appropriately modified. A conversion schedule is included in this application request.

Remaining Deficiency: Include the conversion schedule on the PD Master Plan sheet set.

1. PD Master Plan Sheet 1

b. Land Use Data Table

i. The sum of developable area 'A', 'B', and the buffer/common area exceed the project site area. Staff believes the error is in the acreage of developable area 'B'. Review and revise.

1. Additionally, review and revise permitted intensity calculations once the acreage has been corrected.

Applicant Response: The acreage for Developable Areas 'A' and 'B' are accurate, as they comprise the entire site. Rights-of-way and the buffer/common area are within these two (2) areas, not excluded from these areas. Land Use Area table footnote 2 clarifies the 10% buffer/common area is a portion of the two (2) developable areas.

Remaining Deficiency: No land use areas should overlap. Exclude the buffer/common area and rights-of-way area from the acreage total of Developable Areas 'A' and 'B'. The density in a given development area may exceed that of the future land use, given that the entire portion of the project in said future land use category does not exceed the density of that future land use category in total (i.e., clustering of development is permitted and removing the overlapping acreage from the development areas should not impact the total development potential of the site).

3. Miscellaneous
   a. Staff is proposing a condition to be included in the PD Ordinance and as a general note on the PD Master Plan. Review the following condition:

      Driveway Access. Residential lots fronting a collector roadway greater than 60' in width, or any arterial roadway, shall not be granted driveway access from said collector or arterial roadway and may only be rear loaded. Common alleyways, no less than 12' in width, may be used to accomplish rear loading, trash collection, and other service delivery if the proper easements or rights-of-way have been provided.

      Remaining Deficiency: Previous response was unrelated to the proposed condition. Acknowledge receipt of the proposed condition and provide a response.

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

October 17, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PLSC24-0001; PR24-0002

RE: Project Assistance Team (PAT) Comments for The Hammock Large Scale Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On October 15, 2024, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a ± 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

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 Monday, November 4, 2024**. A total of three copies of each application package, plans, and 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 application, 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 applications may be scheduled for the **December, 2024, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the application fees will be assessed for the additional PAT review (LSCPA and Rezoning to PD fee - $9,500; 25% surcharge - $2,375).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

LSCPA Application

Remaining Deficiencies to be Addressed

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

2. **Comprehensive Plan Consistency Analysis**
   a. For consistency with comment 1.a, remove any references to roadway segments not affected by the development.

      Applicant Response: Referenced roadway sections in comment 1.a have been removed from the justification report.

      Remaining Deficiency: Pages 11 and 21 of the resubmitted justification report contain references to roadway segment 6. Revise report to remove references to segment 6.

3. **Urban Sprawl Analysis**
   a. Primary Indicator 10 of 13 – The proposed map amendment does not meet the statutory definition of infill. Revise response.

      Applicant Response: The response to Primary Indicator 10 of 13 has been modified.

      Remaining Deficiency: Resubmitted response was not revised. Revise response.

Additional Deficiencies to be Addressed

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

1. **Public School Student Generation Form**
   a. Alachua County Public Schools has returned the attached executed Public School Student Generation Form. Include this executed form in the application package, replacing the unexecuted form.

Rezoning Application

Remaining Deficiencies to be Addressed

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

5. Comprehensive Plan Consistency Analysis

a. For consistency with comment 4.a, remove any references to roadway segments not affected by the development.

Applicant Response: Referenced roadway sections in comment 1.a have been removed from the justification report.

Remaining Deficiency: Page 11 of the resubmitted justification report contains references to roadway segment 6. Revise report to remove references to segment 6.

6. PD Master Plan Sheet 1

c. An amenity center is included as permitted in the general notes on sheet 1. Include the amenity center in the permitted uses column of the land use data table. Additionally, amenity center is not identified in Table 4.1-1. Please clarify intended use.

Applicant Response: The following general note has been added to the PD Master Plan:

General note: RESIDENTIAL AMENITIES. RESIDENTIAL AMENITIES MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. RESIDENTIAL AMENITIES SHALL BE THE ONLY NONRESIDENTIAL USE PERMITTED IN DEVELOPMENT AREA B.

Remaining Deficiency: Include amenity center in the permitted uses column of the land use data table on Sheet 1. Additionally, the general note as submitted on Sheet 1 contains the following typo: "Development Area A". Revise general note 2 for consistent language as follows: ~~RESIDENTIAL AMENITIES~~AMENITY CENTER. AMENITY CENTERS SHALL ONLY BE COMPRISED OF RESIDENTIAL AMENITIES THAT MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. AMENITY CENTER, INLCUDING RESIDENTIAL AMENITIES, SHALL BE THE ONLY NONRESIDENTIAL USES PERMITTED IN DEVELOPMENT AREA ~~A~~B.

8. Miscellaneous

b. Application materials reference a conversion schedule. Provide the conversion schedule on the PD Master Plan in accordance with Section 3.6.2(A)(5).

Applicant Response: The conversion table reference has been removed.

Remaining Deficiency: Page 34 of the resubmitted justification report contains references to a conversion schedule. Remove references.

Additional Deficiencies to be Addressed

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

1. PD Master Plan Sheet 1
   a. General Notes
      i. General note 1 references allowable land uses that are not shown in the permitted uses column of the land use data table (such as recreational trails, parks, and stormwater management facilities, etc.). For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.
      ii. General note 5 references allowable land uses that are not shown in the permitted uses column of the land use data table (such as nature trails, wildlife viewing areas, etc.). For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.
      iii. General note 7 references "on-site infrastructure located in the proposed PD-R district" only. Revise to include the proposed PD-COMM district.
      iv. General note 8 states "Figures for acreage are estimates and have been rounded to the nearest tenth of an acre." Figures provided are rounded to the nearest hundredth of an acre. Revise note.
      v. The last sentence in general note 9 appears to have relic language. Revise: "These pedestrian ways shall be privately maintained, unless a separate ~~has been reached with~~ agreement is made between the developer and City of Alachua Public Services."
   b. Land Use Data Table
      i. The sum of developable area 'A', 'B', and the buffer/common area exceed the project site area. Staff believes the error is in the acreage of developable area 'B'. Review and revise.
         1. Additionally, review and revise permitted intensity calculations once the acreage has been corrected.
      ii. For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.
      iii. Footnote 1 appears to be unrelated to its reference point. Review and revise.
      iv. The general notes permit the amenity center use in developable area 'A' and 'B'; however, developable area 'B' does not list a floor area allowance/permitted intensity. Provide a permitted intensity in area 'B'. Similarly, review any other uses that may need floor area in the table.
   c. Dimensional Standards Table
      i. Footnote 1 should apply to both single-family detached and all other uses.
      ii. Revise the language in footnote 1 as follows: "~~Proposed~~ Residential structures shall be set back a minimum 25-feet from adjacent ~~residential development~~ lands containing existing residential uses or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF-4, or RSF-6."

iii. Revise the language in footnote 2 as follows: "~~Proposed~~ Non-residential buildings shall be set back a minimum 15', if parking is ~~proposed~~ adjacent to ~~adjacent residential development~~ lands containing existing residential uses or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF-4, or RSF-6, or a minimum 25', if a building(s) is ~~proposed~~ adjacent to ~~adjacent residential development~~ lands containing existing residential uses or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF-4, or RSF-6."

2. **Public School Student Generation Form**
   a. Alachua County Public Schools has returned the attached executed Public School Student Generation Form. Include this executed form in the application package, replacing the unexecuted form.
3. **Miscellaneous**
   a. Staff is proposing a condition to be included in the PD Ordinance and as a general note on the PD Master Plan. Review the following condition:

      Driveway Access. Residential lots fronting a collector roadway greater than 60' in width, or any arterial roadway, shall not be granted driveway access from said collector or arterial roadway and may only be rear loaded. Common alleyways, no less than 12' in width, may be used to accomplish rear loading, trash collection, and other service delivery if the proper easements or rights-of-way have been provided.

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

Attachments: Executed Public School Student Generation From (dated 9/20/2024)

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

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** August 29, 2024

NAME & DESCRIPTION OF PROJECT The Hammock

Large Scale Comprehensive Plan Amendment and Rezoning

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) N/A

Tax Parcel Numbers 03957-000-000

Acreage –111.249 acres

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 340
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [x] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	340	**units X 0.12 Elementary School Multiplier**	41	**Student Stations**
MIDDLE	340	**units X 0.06 Middle School Multiplier**	20	**Student Stations**
HIGH	340	**units X 0.09 High School Multiplier**	31	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: C. Ryan Thompson, AICP

Mailing Address: 11801 Research Drive

Alachua, FL 32615

Phone: 352-331-1976

Email: ryan.thompson@nv5.com

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : The Hammock **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Northwest — Capacity Required 41

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 20

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 31

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 09.20.2024

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

*163.3180(6)(g), F.S. (2023)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 1, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PLSC24-0001; PR24-0002

RE: Project Assistance Team (PAT) Comments for The Hammock Large Scale Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On September 11, 2024, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a ± 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

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 is scheduled for **2:00 PM on Wednesday, October 2, 2024,** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, November 4, 2024**. A total of four copies of each application package, plans, and 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 application, 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 applications may be scheduled for the **December, 2024, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed – LSCPA Application

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

1. Concurrency Impact Analysis
   a. Per Section 2.4.14(H)(2)(b), affected roadway segments should only include those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and the study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater. Remove segments 1, 2, 6, 7, and 11 as affected roadway segments.
2. Comprehensive Plan Consistency Analysis
   a. For consistency with comment 1.a, remove any references to roadway segments not affected by the development.
3. Urban Sprawl Analysis
   a. Primary Indicator 10 of 13 – The proposed map amendment does not meet the statutory definition of infill. Revise response.

Deficiencies to be Addressed – Rezoning Application

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

4. Concurrency Impact Analysis
   a. Per Section 2.4.14(H)(2)(b), affected roadway segments should only include those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and the study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater. Remove segments 1, 2, 6, 7, and 11 as affected roadway segments.
   b. Note, a full traffic analysis may be required during the Final PD Plan review process given the potential traffic impact and proposed limited access ways. May be dependent on the proposed phasing plan (see comment 6.a).
5. Comprehensive Plan Consistency Analysis
   a. For consistency with comment 4.a, remove any references to roadway segments not affected by the development.
6. PD Master Plan Sheet 1
   a. General Note 2 references phasing in two phases, development area 'A' and 'B'; however, it states that development could occur in smaller units. Define these smaller units and provide a preliminary phasing plan in more detail. Note, phasing may dictate the need for an additional external roadway connection.

b. General Note 8 discusses block lengths and mid-block pedestrian crossings. Revise the note to read as follows: "... Traffic calming measures ~~that may~~shall be used to connect mid-block cuts with each other or other elements of the pedestrian circulation network and may include raised pedestrian crossings, change in materials, bulb-outs, ~~etc.~~ or other similar measures approved by the City in its sole discretion. These pedestrian ways shall be privately maintained, unless a separate ~~understanding has been reachedwith~~agreement is made between the developer and City of Alachua Public Services."

c. An amenity center is included as permitted in the general notes on sheet 1. Include the amenity center in the permitted uses column of the land use data table. Additionally, amenity center is not identified in Table 4.1-1. Please clarify intended use.

d. All uses permitted in the Community Commercial district are proposed to be permitted in development area 'A'; however, not all uses in the Community Commercial district are permitted within a PD-COMM. Revise.

e. The density calculations on sheet 1 for development area 'B' should exclude the site area of development area A as development area 'A' has a Commercial future land use category. Remove the area to be zoned as Conservation as part of the site on the Master PD Plan as it is outside the proposed PD.

f. Per Section 3.6.3(A)(4)(b), provide setback standards from adjacent residential development or zone districts for the single-family detached residential.

g. Relatively narrow minimum widths are being proposed for residential lots. Elaborate on how the proposed dimensional standards are consistent with the general intent and goals for development of the PD-R and the scale and character of development in the City.

h. Provide minimum lot standards for the amenity center.

i. Per Section 3.6.3(D)(4)(b), provide setback standards from adjacent residential development or zone districts for non-residential uses (suggest revising non-residential to all other uses).

j. Provide minimum lot standards for the non-residential uses (suggest revising non-residential to all other uses).

k. Per Section 3.6.2(A)(1)(e), identify all proposed streets with an arterial, collector, or local designation (two roads are shown as wider and appear to qualify as collector roads). Identify any streets that would include bicycle lanes.

l. Show the eastern proposed future secondary access point connecting to a roadway corridor. Note, as currently shown, the proposed future secondary access point on US 441 may be too close to the primary access point and existing intersections.

7. **PD Master Plan Sheet 2**

a. The proposed lift station and associated utility lines shown on sheet 2 are located outside of the project site. Ensure that adjacent property owners will grant any necessary easements at time of platting.

8. **Miscellaneous**

a. Road layout on sheet 1 and sheet 2 are different. Clarify which layout is proposed and ensure the PD Master Plan is consistent.

b. Application materials reference a conversion schedule. Provide the conversion schedule on the PD Master Plan in accordance with Section 3.6.2(A)(5).

c. Remove the area to be zoned as Conservation as part of the site on the Master PD Plan as it is outside the proposed PD.

d. The City's San Felasco Parkway Corridor Parkway Alignment Study Report calls for a right-of-way width of 120 feet. As the southernmost road running east-west on the PD Master Plan follows the alignment of this future parkway corridor, provide 120-foot right-of-way on the PD Master Plan. Ensure the turning radii of the curves in the road shown will be able to accommodate the selected design speed of 55 mph.

e. The PD Master Plan shows development areas fronting the southernmost road running east-west that follows the alignment of the future parkway corridor. The City's San Felasco Parkway Corridor Parkway Alignment Study Report calls for limited access, primarily treated as FDOT Access Class 3. Note, the City may require rear loading of driveways on lots fronting this roadway to ensure proper access management.

9. **Outside Review**

a. Review and address comments from City of Alachua Public Services dated 10/01/2024 (attached).

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

Attachments: Comments from City of Alachua Public Services 10/01/2024

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
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

MICHAEL CARRILLO, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Oct 01, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Assistant City Manager
Tom Ridgik, P.E.
Engineering Supervisor

TR 10/01/2024

RE: **Hammock PD Rezoning**

Public Services has reviewed the subject project (September Documents) and offer the following comments. Review was specific to the Public Services Utilities.

.

NO.	COMMENTS
1	**Comment on September Documents** 3-foot side setbacks are very narrow, which could be problematic in regard to water meter, wastewater cleanouts and electric transformer installation. Strong COA preference is for water meters and cleanouts not to be under driveways. With such narrow lots and side setbacks, C-inlet stormwater installation will further impede locating water meters, wastewater cleanouts and electric transformers in City-preferred locations. 10-foot front setbacks are also very narrow. Because the normal width of a PUE is 10 feet, accessing certain utilities could prove problematic. This is a FYI, but please note that one possible solution that has been used on a past project is to privatize both the water and wastewater infrastructure within the development. This would likely necessitate a master water meter(s) for the development. **FYI**

NO.	COMMENTS
2	**Comment on September Documents** The lift station is shown outside the project limits. Please confirm that such a location is realistic. **Submit** response.
3	**Comment on September Documents** It is assumed that the lift station will be public. Please note that such a lift station shall conform to the COA Public Services Design and Construction Manual, including a Generator. It appears that the force main will discharge into an existing manhole. A corrosion-resistant liner will be required for at least two existing manholes in series. The existing manhole/gravity WW piping system discharges into an existing lift station. Both capacity and condition of this existing lift station will need to be evaluated. If an upgrade is necessary, the developer shall bear a portion of the cost of upgrading this lift station. This is a **FYI** – the City is willing to discuss the above requirements with the developer and Engineer.
4	**Comment on September Documents** If ground slope conditions permit, City preference is to locate the lift station near US-441 for easier access by wastewater staff. This is a **FYI** – the City is willing to discuss the above requirements with the developer and Engineer.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

September 12, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PLSC24-0001; PR24-0002

RE: Completeness Review for The Hammock Large Scale Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On September 11, 2024, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a ± 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

According to Section 2.2.6 of the Land Development Regulations, upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that **the applications are complete**.

This review is based solely on a preliminary review of your applications for completeness. An in-depth review of the content of the applications will be completed and performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled under separate cover.

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

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

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

September 4, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PLSC24-0001; PR24-0002

RE: Completeness Review for The Hammock Large Scale Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On August 29, 2024, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a ± 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

According to Section 2.2.6 of the Land Development Regulations, upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and find that the applications are incomplete. Please address the following deficiencies.

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

Please address the following:

1. LSCPA

    a. **Application Attachment 4, Needs Analysis** – Provide a needs analysis which demonstrates the necessity for the proposed Future Land Use Map Designation amendment.

b. **Provide electronic copies** of all application materials in digital (PDF) format. Application materials may be submitted on a compact disc (CD) or by emailing a Cloud or FTP link to download the materials to planning@cityofalachua.com.

2. **Rezoning**

a. **Provide electronic copies** of all application materials in digital (PDF) format. Application materials may be submitted on a compact disc (CD) or by emailing a Cloud or FTP link to download the materials to planning@cityofalachua.com.

In accordance with Section 2.2.6(B) of the LDRs, 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 application is determined to be complete. *If the applicant fails to respond to the identified deficiencies within 45 calendar days, the application shall be considered withdrawn.*

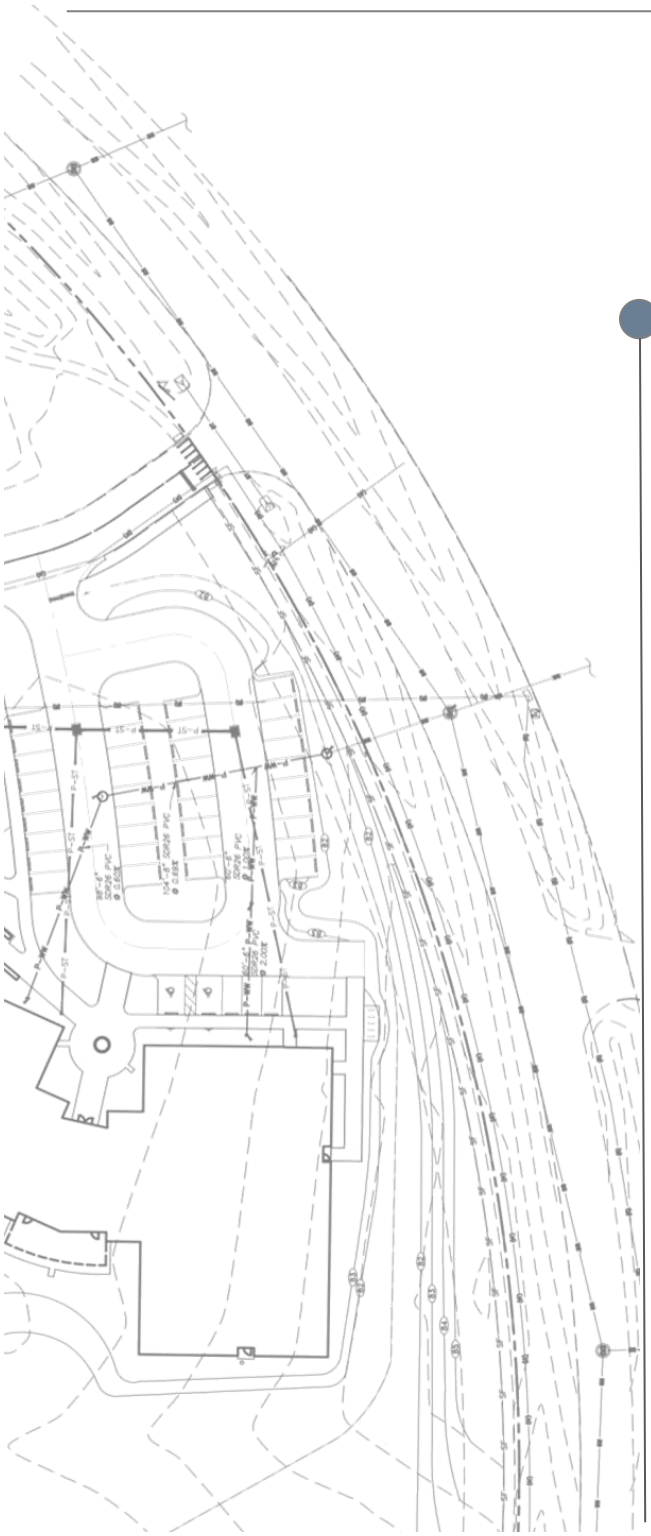
Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

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

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)*



THE HAMMOCK

Large-scale Comprehensive Plan Amendment (Ls-CPA) – Application Package

~~August 29, 2024~~
~~RESUBMITTED September 11, 2024~~
~~RESUBMITTED October 10, 2024~~
RESUBMITTED November 4, 2024

Prepared for:
City of Alachua
Planning and Community Development Office

Prepared on behalf of:
San Felasco Research Ventures, LLC

Prepared by:
CHW, an NV5 Company

PN# 24-0413
N:\2024\24-0413\Departments\02_Planning\Reports\Justification Report\RPT 241104 The Hammock LsCPA.docx

Application Package
Table of Contents

1. **Response Letter**
2. **Large-scale Comprehensive Plan Amendment (LsCPA) Application**
3. **Property Owner Affidavit**
4. **Legal Description**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Meeting Materials**
7. **Justification Report**
8. **Public School Student Generation Form**
9. **Map Set**

Application Package
Table of Contents

1. **Response Letter**
2. LsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

November 4, 2024

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: The Hammock – Large-scale Comprehensive Plan Amendment (LsCPA) and PD Rezoning
(Alachua County Tax Parcel # 03957-000-000) **RESPONSE TO COMMENTS**

Dear Kathy:

This letter is in response to City of Alachua Planning Assistance Team (PAT) comments received on October 17, 2024, regarding applications for a Large-Scale Comprehensive Plan Amendment (LsCPA) and an Amendment to the Official Zoning Atlas (Rezoning) submitted to the City on behalf of San Felasco Research Ventures, LLC. These applications request (1) a LsCPA to the Future Land Use Map, amending the Future Land Use (FLU) of the property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Planned Development-Commercial (PD-Comm), Planned Development-Residential (PD-R), and Conservation (CSV).

The content of this correspondence and accompanying documents are in direct response to the City's comments and provide responses to the Request for Additional Information (RAI).

PAT Comments and Applicant Responses (in **bold**): Address the following insufficiencies:

2. *Comprehensive Plan Consistency Analysis*
   a. *For consistency with comment 1.a, remove any references to roadway segments not affected by the development.*

Applicant Response: Referenced roadway sections in comment 1.a have been removed from the justification report.

Remaining Deficiency: Pages 11 and 21 of the resubmitted justification report contain references to roadway segment 6. Revise report to remove references to segment 6.

Response: References to roadway segment 6 have been removed from the justification report.

3. *Urban Sprawl Analysis*
   a. *Primary Indicator 10 of 13 – The proposed map amendment does not meet the statutory definition of infill. Revise response.*

Applicant Response: The response to Primary Indicator 10 of 13 has been modified.

Remaining Deficiency: Resubmitted response was not revised. Revise response.

Response: The response to Primary Indicator 10 of 13 has been revised.

1. *Public School Student Generation Form*
   a. Alachua County Public Schools has returned the attached executed Public School Student Generation Form. Include this executed form in the application package, replacing the unexecuted form.

Response: The executed Public School Student Generation Form is included in the application package, replacing the unexecuted form.

Rezoning Application

5. Comprehensive Plan Consistency Analysis
   a. For consistency with comment 4.a, remove any references to roadway segments not affected by the development.

Applicant Response: Referenced roadway sections in comment 1.a have been removed from the justification report.

Remaining Deficiency: Page 11 of the resubmitted justification report contains references to roadway segment 6. Revise report to remove references to segment 6.

Response: References to roadway segment 6 have been removed from the justification report.

6. PD Master Plan Sheet 1
   c. An amenity center is included as permitted in the general notes on sheet 1. Include the amenity center in the permitted uses column of the land use data table. Additionally, amenity center is not identified in Table 4.1-1. Please clarify intended use.

Applicant Response: The following general note has been added to the PD Master Plan:
General note: RESIDENTIAL AMENITIES. RESIDENTIAL AMENITIES MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. RESIDENTIAL AMENITIES SHALL BE THE ONLY NONRESIDENTIAL USE PERMITTED IN DEVELOPMENT AREA B.

Remaining Deficiency: Include amenity center in the permitted uses column of the land use data table on Sheet 1. Additionally, the general note as submitted on Sheet 1 contains the following typo: “Development Area A”. Revise general note 2 for consistent language as follows: ~~RESIDENTIAL AMENITIES~~AMENITY CENTER. AMENITY CENTERS SHALL ONLY BE COMPRISED OF RESIDENTIAL AMENITIES THAT MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. AMENITY CENTER, INLCUDING RESIDENTIAL AMENITIES, SHALL BE THE ONLY NONRESIDENTIAL USES PERMITTED IN DEVELOPMENT AREA ~~A~~B.

Response: PD Master Plan general note 2 has been revised as requested.

8. Miscellaneous
   d. Application materials reference a conversion schedule. Provide the conversion schedule on the PD Master Plan in accordance with Section 3.6.2(A)(5).

Applicant Response: The conversion table reference has been removed.

Remaining Deficiency: Page 34 of the resubmitted justification report contains references to a conversion schedule. Remove references.

Response: The response has been appropriately modified. A conversion schedule is included in this application request.

1. PD Master Plan Sheet 1
   a. General Notes
      i. General note 1 references allowable land uses that are not shown in the permitted uses column of the land use data table (such as recreational trails, parks, and stormwater management facilities, etc.). For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.

Response: Land Use Data table footnote 1 was added to reflect the proposed uses in general note 1.

      ii. General note 5 references allowable land uses that are not shown in the permitted uses column of the land use data table (such as nature trails, wildlife viewing areas, etc.). For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.

Response: Land Use Data table footnote 1 was added to reflect the proposed uses in general note 5.

iii. General note 7 references "on-site infrastructure located in the proposed PD-R district" only. Revise to include the proposed PD-COMM district.

Response: General note 7 was revised to reflect the proposed PD-COMM district.

iv. General note 8 states "Figures for acreage are estimates and have been rounded to the nearest tenth of an acre." Figures provided are rounded to the nearest hundredth of an acre. Revise note.

Response: General note 8 was revised to state "the nearest hundredth."

v. The last sentence in general note 9 appears to have relic language. Revise: "These pedestrian ways shall be privately maintained, unless a separate has been reached with agreement is made between the developer and City of Alachua Public Services."

Response: General note 9 was revised to remove relic language.

b. Land Use Data Table

i. The sum of developable area 'A', 'B', and the buffer/common area exceed the project site area. Staff believes the error is in the acreage of developable area 'B'. Review and revise.

Response: The acreage for Developable Areas 'A' and 'B' are accurate, as they comprise the entire site. Rights-of-way and the buffer/common area are within these two (2) areas, not excluded from these areas. Land Use Area table footnote 2 clarifies the 10% buffer/common area is a portion of the two (2) developable areas.

1. Additionally, review and revise permitted intensity calculations once the acreage has been corrected.

Response: No corrections are necessary.

ii. For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.

Response: All allowed uses in the general notes are reflected in the Land Use Data table, including footnotes.

iii. Footnote 1 appears to be unrelated to its reference point. Review and revise.

Response: Land Use Data table footnote 1 reference point was revised.

iv. The general notes permit the amenity center use in developable area 'A' and 'B'; however, developable area 'B' does not list a floor area allowance/permitted intensity. Provide a permitted intensity in area 'B'. Similarly, review any other uses that may need floor area in the table.

Response: Land Use Data table was revised to include a floor area for the amenity center in Developable Area 'B'.

c. Dimensional Standards Table

i. Footnote 1 should apply to both single-family detached and all other uses.

Response: Dimensional Standards table footnote 1 was added to 'all other uses'.

ii. Revise the language in footnote 1 as follows: "~~Proposed~~ Residential structures shall be set back a minimum 25-feet from adjacent ~~residential development~~ lands containing existing residential uses or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF-4, or RSF-6."

Response: Dimensional Standards table footnote 1 was revised per request.

iii. Revise the language in footnote 2 as follows: "~~Proposed~~ Non-residential buildings shall be set back a minimum 15', if parking is ~~proposed~~ adjacent to ~~adjacent residential development~~ lands containing existing residential uses or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF- 4, or RSF-6, or a minimum 25', if a building(s) is ~~proposed~~ adjacent to ~~adjacent residential development~~ lands containing existing residential uses or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF- 4, or RSF-6."

2. Public School Student Generation Form
   a. Alachua County Public Schools has returned the attached executed Public School Student Generation Form. Include this executed form in the application package, replacing the unexecuted form.

Response: The executed Public School Student Generation Form is included in the application package, replacing the unexecuted form.

3. Miscellaneous
   a. Staff is proposing a condition to be included in the PD Ordinance and as a general note on the PD Master Plan. Review the following condition:

Driveway Access. Residential lots fronting a collector roadway greater than 60' in width, or any arterial roadway, shall not be granted driveway access from said collector or arterial roadway and may only be rear loaded. Common alleyways, no less than 12' in width, may be used to accomplish rear loading, trash collection, and other service delivery if the proper easements or rights-of-way have been provided.

Response: The applicant is proposing a local roadway connecting the project to Progress Park, across the project site, which is proposed as a low-speed transportation facility. It is the applicant's intent to create the transportation facility, but in a much safer and traffic-calmed manner.

The applicant is also proposing a reduced design and posted speed, well below 55 mph, and recommend the City consider a 45 mph design speed and a 35 mph posted speed this close to San Felasco. Hammock State Preserve and the increasingly populated Progress Corporate Park. Much of Progress Corporate Park has a 25mph speed limit. To go from 55 mph directly to 25 mph creates safety concerns.

We trust you will find this letter sufficiently responds to PAT comments. Please contact me at (352) 331-1976 or at Gerry.dedenbach@nv5.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Gerry Dedenbach, AICP + LEED AP
Vice President of Infrastructure Florida

\\fs01.chw-inc.local\jobs2\2024\24-0413\departments\02_planning\city-county\241010 resubmittal\letter 241010 pat response hammock mccall.docx

Application Package
Table of Contents

1. Response Letter
2. **LsCPA Application**
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

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

City of Alachua
Comprehensive Plan Amendment Application

☐ **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: The Hammock
2. Address of Subject Property: N/A - US HWY 441
3. Parcel ID Number(s): 03957-000-000
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Commercial, Industrial, Conservation
6. Proposed Future Land Use Map Designation: Commercial, Moderate Density Residential, Conservation
7. Acreage: ±111.249 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Gerry Dedenbach, AICP Title: Vice President
   Company (if applicable): CHW, an NV5 Company
   Mailing address: 11801 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: ( ) 352-331-2976 FAX: ( ) e-mail: Gerry.Dedenbach@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): San Felasco Research Ventures, LLC
   Mailing Address: P.O. Box 238
   City: Lake Butler State: Florida ZIP: 32054

   * 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: _____
   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;

(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.

Gerry Dedenbach
Signature of Applicant

Signature of Co-applicant

Gerry Dedenbach
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 29 day of August, 2024, by Gerry Dedenbach, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

ERICA SAMPLES
MY COMMISSION # HH 264215
EXPIRES: May 12, 2026

Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Response Letter
2. LsCPA Application
3. **Property Owner Affidavit**
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Approximately 14000 NW US HWY 441, Alachua, FL 32615

Parcel ID Number(s): 03957-000-000

Acreage: ±111.25

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Brian Crawford Title: Title Manager

Company (if applicable): San Felasco Research Ventures LLC

Mailing Address: PO Box 238

City: Lake Butler State: FL ZIP: 32054

Telephone: Contact agent FAX: e-mail:

C. AUTHORIZED AGENT

Name: Gerry Dedenbach, AICP Title: Vice President of Florida Infrastructure

Company (if applicable): CHW, an NV5 Company

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: (352) 331-1976 FAX: N/A e-mail: Gerry.Dedenbach@NV5.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Alachua County, Suwannee River Water Management District, Florida Department of Transportation, Florida Department of Environmental Protection, and all other pertinent agencies.

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.

Signature of Applicant

Brian S Crawford

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14 day of August, 2024 by Brian Crawford, who is/are personally known to me, or who has/have produced N/A as identification.

NOTARY SEAL

Notary Public State of Florida
Sandra Cid Aguilar
My Commission HH 441251
Expires 9/6/2027

Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Response Letter
2. LsCPA Application
3. Property Owner Affidavit
4. **Legal Description**
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

LEGAL DESCRIPTION

24-0413.03

DATE: AUGUST 22, 2024
PROJECT NAME: The Hammock
PROJECT NO: 24-0413.03
DESCRIPTION FOR: PLANNED DEVELOPMENT/REZONING SERVICES (COMMERCIAL PD-COMM)

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 2°00'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 658.70 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, WITH THE SOUTH RIGHT OF WAY LINE FOR US HIGHWAY NO. 441 (HAVING A RIGHT OF WAY WIDTH OF 200 FEET), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2764.93 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 72°06'27" EAST, 882.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°22'24", AN ARC LENGTH OF 886.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 62°59'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 468.43 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 380.00 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 63°28'10" WEST, A DISTANCE OF 460.46 FEET; THENCE SOUTH 89°59'35" WEST, A DISTANCE OF 832.89 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14.04 ACRES, MORE OR LESS

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

LEGAL DESCRIPTION

24-0413.03

DATE: AUGUST 22, 2024
PROJECT NAME: The Hammock
PROJECT NO: 24-0413.03
DESCRIPTION FOR: PLANNED DEVELOPMENT/REZONING SERVICES (MODERATE RESIDENTIAL PD-R)

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 89°59'35" EAST, A DISTANCE OF 832.89 FEET; THENCE SOUTH 63°28'10" EAST, A DISTANCE OF 460.46 FEET TO AFOREMENTIONED EAST LINE OF SECTION 24; THENCE SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2508.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 89.80 ACRES, MORE OR LESS

Application Package
Table of Contents

1. Response Letter
2. LsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3392401 2 PG(S)
1/14/2022 10:17 AM
BOOK 4968 PAGE 2468
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1060484
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $20,090.00
Intang. Tax: $0.00

Prepared by and return to:
John M. Athanaselos, Esq.
Athanaselos & Associates, P.A.
8217 Massachusetts Ave
New Port Richey, FL 34654
(727) 967-0263
File Number: **2021-16**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th day of January, 2022** between **McCall Family Limited Liability Limited Partnership, a Florida Partnership** whose post office address is **5045 Westshore Drive, New Port Richey, FL 34652,** grantor, and **San Felasco Research Ventures, LLC, a Florida Limited Liability Company** whose post office address is **P.O. Box 238, Lake Butler, FL 32054,** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

REVISED:

THOSE LANDS SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH HALF OF SOUTHEAST QUARTER (N 1/2 OF SE 1/4), LESS SOUTH HALF OF NORTHWEST QUARTER OF SOUTHEAST QUARTER (S 1/2 OF NW 1/4 OF SE 1/4) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
ALSO:
THAT PART OF NE 1/4 OF NE 1/4, LYING SOUTH OF STATE ROAD NO. 25 A/K/A NW US HWY 441, OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
ALSO:
NORTH HALF OF SOUTHEAST QUARTER OF NORTHEAST QUARTER (N 1/2 OF SE 1/4 OF NE 1/4) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
ALSO:
SOUTH HALF OF SOUTHEAST QUARTER OF NORTHEAST QUARTER (S 1/2 OF SE 1/4 OF NE 1/4) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

Parcel Identification Number: 03957-000-000

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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 **12/30/2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: John Athanaselos

Witness
Printed Name: Tiffany Athanaselos

McCall Family Limited Liability Limited Partnership, a Florida Partnership

By: Margaret Miller
Margaret Miller, Partner

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 14th day of January, 2022 by Margaret Miller, Partner of McCall Family Limited Liability Limited Partnership, a Florida Partnership who [✓] is personally known or [ ] has produced a drivers license as identification.

[Seal]

Notary Public
Print Name: John Athanaselos
My Commission Expires:

John Athanaselos
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG337563
Expires 5/22/2023

Sign Up for Property Watch

Parcel Summary

Parcel ID	03957-000-000
Prop ID	15742
Location Address	13932 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.00
Subdivision	
Legal Description	S1/2 OF NE1/4 OF NE1/4 & SE1/4 OF NE1/4 & N1/2 OF NE1/4 OF NE1/4 S OF RD LESS 2 ACRES TO CHURCH & N1/2 OF SE1/4 LESS 1/2 OF NW1/4 OF SE1/4 OR 4968/2468 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	24-08-18
Tax Area	ALACHUA (1700)
Acres	114.58
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

SAN FELASCO RESEARCH VENTURES LLC
PO BOX 238
LAKE BUTLER, FL 32054

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$121,880	$109,547	$111,192	$102,228	$104,142
Land Value	$21,000	$2,000	$2,000	$2,000	$2,000
Land Agricultural Value	$41,457	$41,457	$44,300	$44,300	$44,300
Agricultural (Market) Value	$2,385,180	$227,160	$227,160	$227,160	$227,160
Just (Market) Value	**$2,528,060**	**$338,707**	**$340,352**	**$331,388**	**$333,302**
Assessed Value	$184,337	$153,004	$157,492	$148,528	$150,442
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$184,337	$153,004	$157,492	$148,528	$150,442
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

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0100	SFR	1.00	43560	0	0	A
5500	TIMBER 2	113.58	4947544.8	0	0	

Building Information

Type	SINGLE FAMILY	**Heat**	ELECTRIC
Total Area	2,365	**HC&V**	FORCED AIR
Heated Area	1,474	**HVAC**	CENTRAL
Exterior Walls	CONCRETE BLOCK; FACE BRICK	**Bathrooms**	2.0-Baths
Interior Walls	DRYWALL	**Bedrooms**	3 BEDROOMS
Roofing	ASPHALT	**Total Rooms**	
Roof Type	GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1974
Floor Cover	CARPET; CLAY TILE	**Effective Year Built**	1994

Type	SOH MISC	**Heat**	
Total Area	1,200	**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**	2007

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,474	3	0100	SINGLE FAMILY
FGR	FINISHED GARAGE	588	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	72	3	0100	SINGLE FAMILY
FSP	FIN SCREENED PORCH	231	3	0100	SINGLE FAMILY

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0800	DRIVE/WALK	378		R1	RES
0959	FP 2	1		R7	RES
2021	SHED 1	540		R2	RES
2221	STG 1	280		R2	RES
2402	WELL IRR	1		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/14/2022	$2,870,000	WD	4968	2468	Qualified (Q)	Improved	MCCALL FAMILY LIMITED LIABILIT	SAN FELASCO RESEARCH VENTURES	Link (Clerk)
2/7/2006	$100	DD	3315	1396	Unqualified (U)	Improved	* MCCALL FAMILY LIMITED LIABIL	MCCALL FAMILY LIMITED LIABILIT	Link (Clerk)
12/29/2005	$1,030,000	DD	3288	1039	Unqualified (U)	Improved	* MCCALL GERTRUDE TRUSTEE MARG	* MCCALL FAMILY LIMITED LIABIL	Link (Clerk)
10/20/2003	$100	WD	2805	519	Unqualified (U)	Improved	* MCCALL JAMES E GERTRUDE E	* MCCALL GERTRUDE TRUSTEE MARG	Link (Clerk)

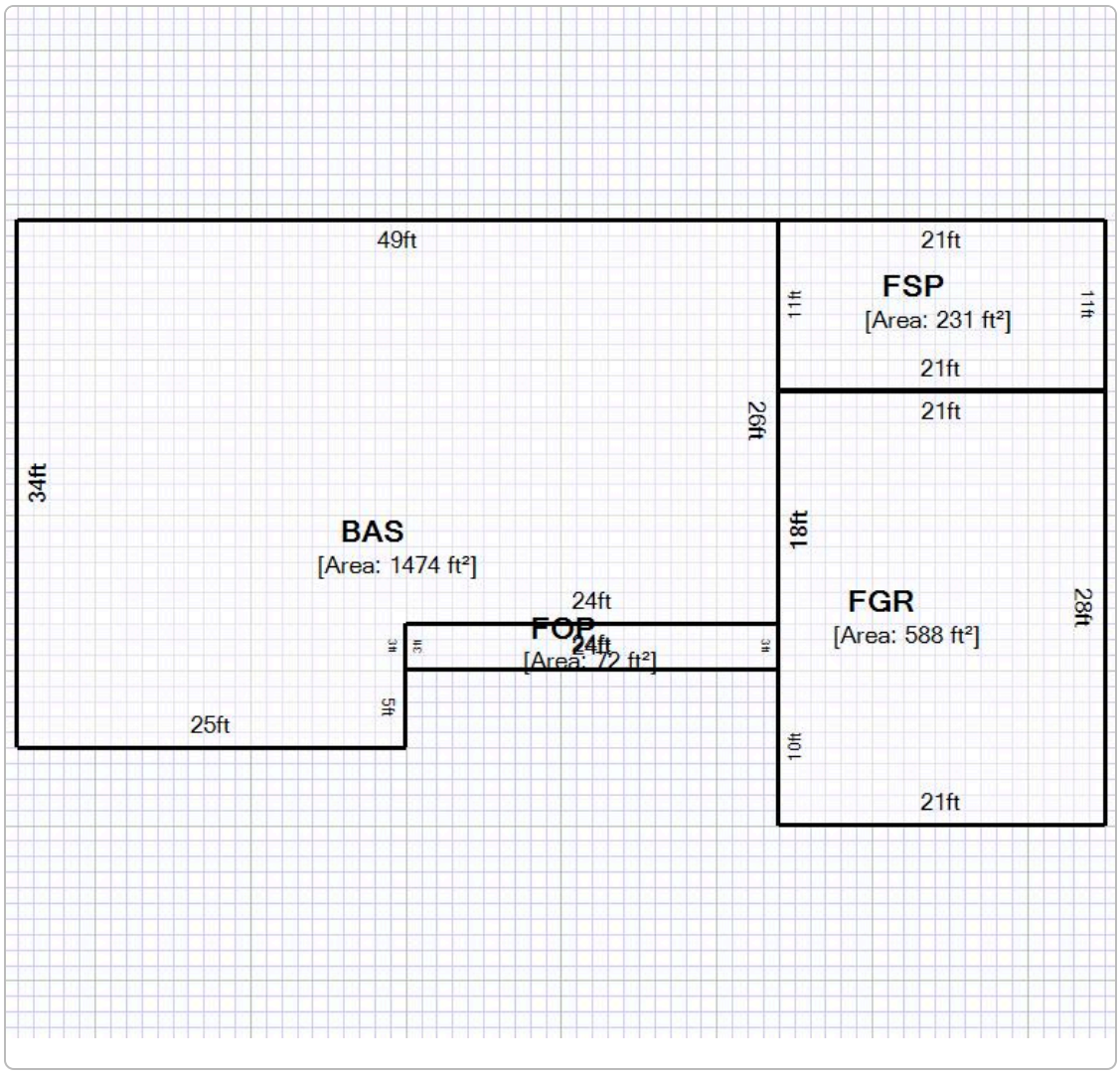
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

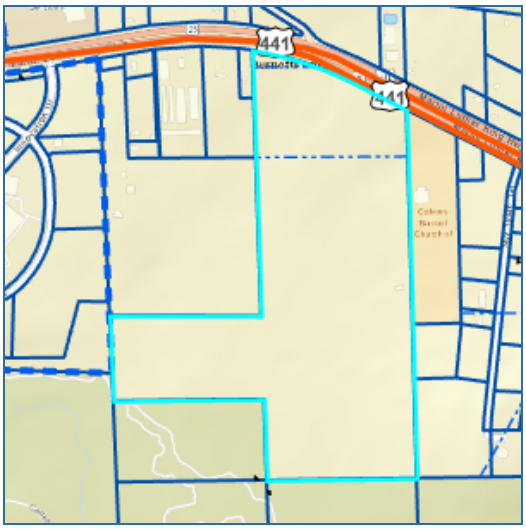
Permit Number	Type	Primary	Active	Issue Date	Value
07-10998	SERVICE UPGRADE	Yes	No	4/25/2007	$500
7720	MECHANICAL	Yes	No	2/21/2001	$1,000
96-00000	OVER THE COUNTER INSPECT	Yes	No	10/30/1996	$0
95-00000	OVER THE COUNTER INSPECT	Yes	No	1/25/1995	$0

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: 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: 8/8/2024, 6:44:30 AM

Contact Us

Developed by
Schneider GEOSPATIAL

Search > Account Summary

Real Estate Account #03957 000 000

Owner:
SAN FELASCO RESEARCH VENTURES LLC

Situs:
13932 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **12/29/2023** for **$4,209.27**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2023 Annual Bill	$0.00	**Paid** $4,209.27	12/29/2023	**Receipt** #23-0075908	Print (PDF)
2022 Annual Bill	$0.00	**Paid** $3,433.82	11/21/2022	**Receipt** #22-0028233	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $3,615.73	11/17/2021	**Receipt** #21-0027161	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $3,411.46	11/10/2020	**Receipt** #20-0010661	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $3,545.78	11/18/2019	**Receipt** #19-0022193	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $3,408.74	11/29/2018	**Receipt** #18-0039010	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $2,889.14	11/13/2017	**Receipt** #17-0013841	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $2,579.00	11/15/2016	**Receipt** #16-0016036	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,659.67	11/13/2015	**Receipt** #15-0015476	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,623.76	11/06/2014	**Receipt** #14-0006454	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,968.91	11/07/2013	**Receipt** #13-0008020	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,986.43	11/14/2012	**Receipt** #12-0022478	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $3,154.04	11/17/2011	**Receipt** #2011-3008152	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $3,504.84	11/12/2010	**Receipt** #2010-3005042	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $4,089.55	11/12/2009	**Receipt** #2009-1000788	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $4,140.11	11/07/2008	**Receipt** #2008-9001566	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $3,389.37	11/13/2007	**Receipt** #2007-9015308	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $3,569.01	11/09/2006	**Receipt** #2006-9074440	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $3,125.22	11/07/2005	**Receipt** #2005-9034027	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $2,987.71	11/10/2004	**Receipt** #2004-4002889	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,617.92	11/19/2003	**Receipt** #2003-3014305	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,473.54	11/13/2002	**Receipt** #2002-0205296	Print (PDF)
Total Amount Due	**$0.00**				

Detail by Entity Name

Florida Limited Liability Company
SAN FELASCO RESEARCH VENTURES, LLC

Filing Information

Document Number	L20000306507
FEI/EIN Number	86-3215336
Date Filed	09/29/2020
Effective Date	09/28/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/14/2021
Event Effective Date	NONE

Principal Address

12469 WEST STATE ROAD 100
LAKE BUTLER, FL 32054

Changed: 05/12/2021

Mailing Address

P.O. BOX 238
LAKE BUTLER, FL 32054

Changed: 05/12/2021

Registered Agent Name & Address

CONCEPT INCOME PROPERTIES, LLC.
12469 WEST STATE RD 100
LAKE BUTLER, FL 32054

Address Changed: 04/14/2021

Authorized Person(s) Detail

Name & Address

Title MGR

CONCEPT INCOME PROPERTIES, LLC
1449 SW 74th Drive
Suite 200

Gainesville, FL 32607

Title MGR

ROBERTS CAPITAL VENTURES LLC
P.O. BOX 238
LAKE BUTLER, FL 32054

Annual Reports

Report Year	Filed Date
2022	04/28/2022
2023	03/13/2023
2024	03/13/2024

Document Images

03/13/2024 -- ANNUAL REPORT	View image in PDF format
03/13/2023 -- ANNUAL REPORT	View image in PDF format
04/28/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- LC Amendment	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
09/29/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Application Package
Table of Contents

1. Response Letter
2. LsCPA Application Lette
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Public School Student Generation Form
9. Map Set

Neighborhood Meeting Materials

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 24-0413.03

To:	Neighbors of the US 441 / CR 2054 Intersection
From:	Gerry Dedenbach, AICP, VP Infrastructure Florida
Date:	30 July 2024
RE:	Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two (2) proposed applications on ±112 acres in the City of Alachua (Alachua County Tax Parcel # 03957-000-000).

One application is a Large-scale Comprehensive Plan Amendment (LSCPA) request to reduce an approximate 10-acre portion of Commercial Future Land Use (FLU) area and remove the ±81-acre Industrial FLU area on the parcel by changing it to Moderate Density Residential (0-4 dwelling units per acre) FLU. The parcel's existing Conservation FLU area will remain.

The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), and Conservation (CSV).

The applications allow a combination of commercial retail sales and service uses along US 441, moderate density residential (0-4 dwelling units per acre), and a 100'-wide conservation area abutting San Felasco Hammock Preserve State Park consistent with that area's existing underlying FLU designation.

The site is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park.

Meeting Details

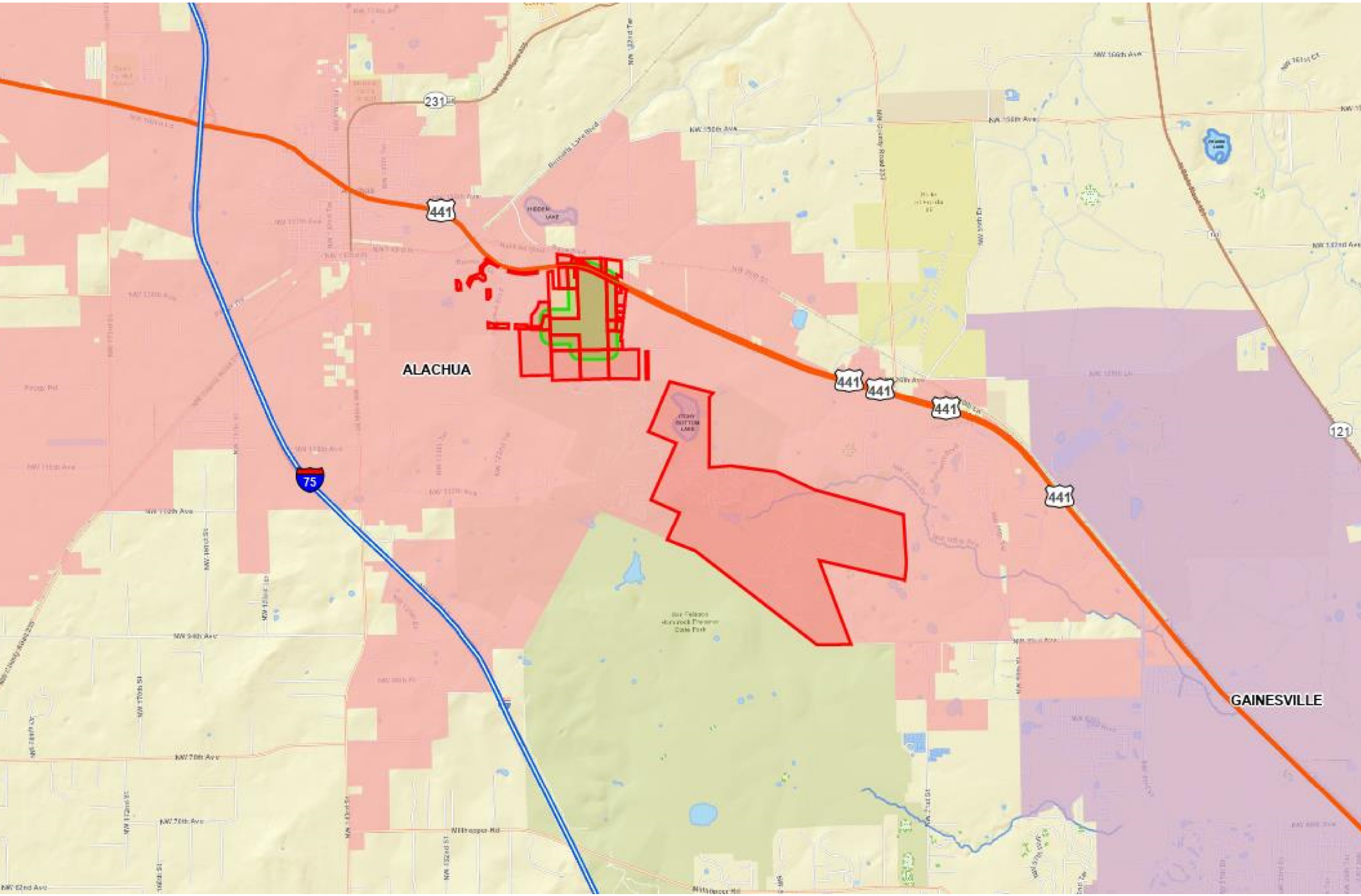
Date:	14 August 2024
Time:	6:00 PM
Location:	CHW Office, 11801 Research Drive, Alachua, FL, 32615
Contact:	Gerry Dedenbach, AICP 11801 Research Drive Alachua, FL 32615 (352) 331-1976 CHW-Live@NV5.com

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

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

Neighborhood Meeting Materials

Mailing Labels


231
441
ALACHUA
441
441
441
441
121
75
GAINESVILLE

03953-000-000
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03953-001-001
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03953-002-000
AMSDELL STORAGE VENTURES 59 LLC
20455 EMERALD PARKWAY DR SW STE
CLEVELAND, OH 44135

03953-004-000
PRUITT EDGAR LEE JR LIFE ESTATE
PO BOX 894
ALACHUA, FL 32616

03953-004-001
SAGAR ROBERT G & TERRY
PO BOX 1809
ALACHUA, FL 32616

03956-000-000
STATE OF FLORIDA IIF
TIITF/REC & PARKS, SAN FELASCO STA
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03956-010-000
CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03956-010-038
PROGRESS CENTER PROPERTY OWNE
PO BOX 969
ALACHUA, FL 32616

03957-000-000
SAN FELASCO RESEARCH VENTURES
PO BOX 238
LAKE BUTLER, FL 32054

03958-000-000
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03961-000-000
MCMILLAN EULA LOLE LIFE ESTATE
PO BOX 1011
ALACHUA, FL 32616

03961-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03962-000-000
SCENTWORX INC
PO BOX 253
ALACHUA, FL 32616

03962-001-000
HILLMAN SUPPLY COMPANY INC
PO BOX 2339
ALACHUA, FL 32616

03964-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

05949-004-000
CALVARY BAPTIST CHURCH OF ALACH
PO BOX 1227
ALACHUA, FL 32616

05949-009-000
STATE OF FLORIDA IIF
TIITF REC & PARKS, SAN FELASCO HAM
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

05949-011-002
STARLINE LLC
30 NORTH GOULD ST R
SHERIDAN, WY 82801

05949-011-003
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-011-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-014-000
GEOLINE HOLDINGS LLC
13430 NW 104TH TER #A
ALACHUA, FL 32615

05949-015-000
ALACHUA 441 LLC
12801 NW 56TH AVE
GAINESVILLE, FL 32653

05949-016-000
WOODSCAPES INTERIORS INC
26509 W US HWY 27
HIGH SPRINGS, FL 32643

05949-017-000
DCB GABLES LC
110 NW 2ND AVE
GAINESVILLE, FL 32601

05949-019-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05971-000-000
CHAMBERS & LEE TRUSTEES
1225 NW FRONTIER DR
LAKE CITY, FL 32055

03962-000-000
SCENTWORX INC
10912 RACHAEL BLVD
Alachua FL 32615

03961-000-000
MCMILLAN EULA LOLE LIFE ESTATE
14060 NW US HWY 441
Alachua FL 32615

03953-004-001
SAGAR ROBERT G & TERRY
14014 NW US HWY 441
Alachua FL 32615

03953-004-000
PRUITT EDGAR LEE JR LIFE ESTATE
14018 NW US HWY 441
Alachua FL 32615

03962-001-000
HILLMAN SUPPLY COMPANY INC
13935 NW US HWY 441
Alachua FL 32615

05971-000-000
CHMABERS & LEE TRUSTEES
13925 NW US HWY 441
Alachua FL 32615

05949-015-000
ALACHUA 441 LLC
13450 NW 104TH TER
Alachua FL 32615

03953-002-000
AMSDELL STORAGE VENTURES 59 LLC
14024 NW US HWY 441
Alachua FL 32615

05949-004-000
CALVARY BAPTIST CHURCH OF ALA
13920 NW US HWY 441
Alachua FL 32615

Neighborhood Workshop Notice
City Manager
Mike DaRoza
PO Box 9
Alachua FL 32615

Neighborhood Workshop Notice
Assistant Director Planning
Linda Dixion, AICP
PO Box 115050
GAINESVILLE FL 32611

Neighborhood Workshop Notice
Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua FL 32615

Neighborhood Workshop Notice
County Manager
Michele L. Lieberman
12 SE 1st Street
Gainesville FL 32601

Neighborhood Workshop Notice
Tamara Robins
PO Box 2317
Alachua FL 32616

Neighborhood Workshop Notice
Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Neighborhood Workshop Notice
Antoinette Endelicato
5562 NW 93rd Ave
Gainesville FL 32653

Neighborhood Workshop Notice
Lynda Coon
7216 NW 126 Ave
Alachua FL 32615

Neighborhood Workshop Notice
Lynn Horton
19005 NW 138th Ave
Alachua FL 32615

Neighborhood Meeting Materials

Newspaper Advertisement

What Trump's platform says about crime

One proposal: Death penalty for drug dealers

Kinsey Crowley
USA TODAY

Former President Donald Trump's acceptance speech at the Republican National Convention covered a lot of territory but left out several of his policy objectives.

Agenda47 is Trump's official campaign platform for the 2024 election. It proposes conservative ideas on education, immigration and crime.

A recent report by nonpartisan think tank Council on Criminal Justice shows violent crime in U.S. cities has largely fallen back to 2019 levels, before the pandemic and civil unrest contributed to a spike in crime. CCJ CEO and President Adam Gelb says there are three factors to consider in assessing how effective a policy might be in deterring crime:

"It's about certainty, swiftness and severity," Gelb said. "If we put anywhere near as much energy into increasing certainty and swiftness as we do into increasing severity, we'd be much safer, and I think fairer too."

Here is a look at some of Trump's policy proposals to address crime.

Agenda47, former President Donald Trump's official campaign platform for the 2024 election, includes a number of crime-related proposals. MARCO BELLO/REUTERS

Invest in police officers

"President Trump will sign a record investment in hiring, retention, and training for police officers. The bill will increase vital liability protections for America's law enforcement officers."

- **Policy evolution in the U.S.:** Police budgets are largely controlled by local governments, but the federal government does issue grants. Lawmakers failed to agree on a police accountability bill in 2021, but in 2022, President Joe Biden issued an executive order establishing an accountability database, reforming civil rights violations prosecution and requiring body-worn cameras for federal law enforcement.
- **In today's context:** Research shows hiring police officers is one of the most cost-effective measures in adult criminal justice policies, but departments are struggling to hire and retain officers. Support for "defunding the police" waned after the 2020 protests. Many advocates still want police reform to address racial disparities in policing.

Requiring stop-and-frisk

"President Trump will require local law enforcement agencies receiving DOJ grants to return to proven policing measures such as stop-and-frisk, strictly enforcing existing gun laws, cracking down on the open use of illegal drugs, and cooperating with ICE to arrest and deport criminal aliens."

- **Policy evolution in U.S.:** The "Terry Stop" is based on the 1968 case Terry v. Ohio, which ruled police can stop and pat down someone without probable cause for arrest if they believe the person is armed. In 2013, stop-and-frisk in New York was found to disproportionately target Black and Latino New Yorkers, and a federal judge ruled it violated their constitutional rights. Gelb said requiring local police to implement the policy would be a dramatic expansion of federal power over police governance.
- **In today's context:** Limited searches can help uncover illegal guns, Gelb said. The American Civil Liberties Union, which has reached settlements with several cities to limit stop-and-frisk, says it is ineffective, is disproportionately used against people of color, decreases community trust in police and leads to people of color reporting crimes less often.

Death penalty for drug dealers and human traffickers

"President Trump will instruct the Department of Justice to dismantle every gang, street crew, and drug network in America. President Trump has also called for the death penalty for drug dealers and human traffickers."

- **Policy evolution in the U.S.:** Twenty-one states in the U.S. have the death penalty, 23 do not have the death penalty, and six have put executions on hold. After a 2008 Supreme Court case held that the death penalty should only be used for the worst offenses, no one is on death row for a crime other than murder, according to the Death Penalty Information Center.
- **In today's context:** The U.S. is in a decadelong overdose epidemic that is currently largely driven by fentanyl and other substances. The DPIC reported 24 executions in 2023, compared to more than 18,900 drug trafficking cases in the same year that were reported to the U.S. Sentencing Commission, which studies federal sentencing practices.

Target 'Marxist' courts without cash bail

"President Trump will take on the radical Marxist prosecutors who have abolished cash bail and refuse to charge criminals."

- **Policy evolution in the U.S.:** A 2022 report showed 60% of people awaiting trial were in jail because they could not afford bail, but the solution is highly debated. Advocates of removing the cash bail system say it creates disparities in the criminal justice system because low-income defendants may have to wait behind bars for their trial, arguing instead that pretrial detention should be based on risk to the community. Others believe cash bail is necessary to ensure defendants show up for court proceedings.
- **In today's context:** New Jersey moved away from a monetary bail system in 2017. A court decision in California has curtailed the traditional role of bail, and some cities have worked on further reforms. In 2023, Illinois became the first state to abolish cash bail.

Disciplining minors

"Many of these carjackers and criminals are 13, 14, and 15 years old. I will order the Education and Justice Departments to overhaul federal standards on disciplining minors. So, when troubled youth are out of control, they're out on the streets and they're going wild, we will stop it."

- **Policy evolution in the U.S.:** According to a 2022 Department of Justice report, juvenile arrests for violent crimes have been on the decline since 2006. Evidence shows harsh punishment does not stop youth crime, and juvenile detention centers are often harmful places to be for youths, according to criminal justice advocacy group the Sentencing Project.
- **In today's context:** This year, Louisiana repealed a 2017 law known as "Raise the Age," so that 17-year-olds can be tried as young adults again.

Foreign actors to adapt to presidential race changes, says intelligence officer

Jonathan Landay and Christopher Bing
REUTERS

WASHINGTON – U.S. foes targeting November's election with influence operations are expected to adapt to presidential contest developments, a U.S. intelligence official said on Monday, in an apparent reference to Joe Biden dropping his reelection bid.

The official said unidentified foreign actors were especially focused on "events that occurred this month regarding the presidential race," without referring directly to President Biden's decision to withdraw.

The official's comments indicated that U.S. intelligence agencies expect foreign actors to refocus their influence operations on Vice President Kamala Harris, whom Biden endorsed as the Democratic Party standard bearer.

"We expect these actors to adjust to these events and incorporate them into their influence narratives, seeking to undermine democratic institutions," the official said, without identifying the foreign actors.

Biden, 81, ended his flagging reelection bid on July 21 under growing pressure from his fellow Democrats and tapped Harris as the party's candidate to face Republican Donald Trump, reshaping the presidential race.

Briefing reporters, the official from the Office of the Director of National Intelligence (ODNI) cited reports from non-government groups that foreign actors had already used the July 13 attempted assassination of Trump "as part of their narratives."

The official said that U.S. foes targeting the November elections were outsourcing influence operations to marketing and communications firms, with Moscow using Russia-based influence-for-hire companies to shape U.S. public opinion.

Chinese government entities are using a China-based technology company to enhance its covert influence operations in the United States, the official said. While the Chinese government probably is not planning to influence the U.S. election outcome, it is leveraging social media to sow divisions among Americans, the official said.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two (2) proposed applications on ±112 acres in the City of Alachua (Alachua County Tax Parcel # 03957-000-000). One application is a Large-scale Comprehensive Plan Amendment request to reduce an approximate 10-acre portion of Commercial Future Land Use (FLU) area and remove the ±81-acre Industrial FLU area on the parcel by changing it to Moderate Density Residential (0-4 dwelling units per acre) FLU. The parcel's existing Conservation FLU area will remain. The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), & Conservation (CSV).

The site is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park. The applications allow a combination of commercial retail sales / service uses along US 441, moderate density residential, and a 100'-wide conservation area consistent with that area's existing underlying FLU designation.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on August 14, 2024
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Gerry Dedenbach, AICP
Phone Number: (352) 331-1976
Email: CHW-Live@NV5.com

CHW AN NV5 COMPANY

Talcum Powder
IS CONNECTED TO
Ovarian Cancer
Fallopian Tube Cancer, Mesothelioma and Primary Peritoneal Cancer
If you've been diagnosed with cancer in 2010 or later
You May Be Entitled To
COMPENSATION

SEE IF YOU QUALIFY TODAY
352-805-1956

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two (2) proposed applications on ±112 acres in the City of Alachua (Alachua County Tax Parcel # 03957-000-000). One application is a Large-scale Comprehensive Plan Amendment request to reduce an approximate 10-acre portion of Commercial Future Land Use (FLU) area and remove the ±81-acre Industrial FLU area on the parcel by changing it to Moderate Density Residential (0-4 dwelling units per acre) FLU. The parcel's existing Conservation FLU area will remain. The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), & Conservation (CSV).

The site is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park. The applications allow a combination of commercial retail sales / service uses along US 441, moderate density residential, and a 100'-wide conservation area consistent with that area's existing underlying FLU designation.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on August 14, 2024
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Gerry Dedenbach, AICP
Phone Number: (352) 331-1976
Email: CHW-Live@NV5.com

CHW
AN NV5 COMPANY

Neighborhood Meeting Materials

Workshop Presentation

The Hammock

Large-Scale Comprehensive Plan Amendment (LSCPA)
& Rezoning to Planned Development Applications

CHW
AN NV5 COMPANY

City of Alachua
Neighborhood Meeting
August 14, 2024

24-0413.03: The Hammock

1

The purpose of the neighborhood meeting:

The City of Alachua requires Comprehensive Plan Amendment and Rezoning applicants to host a neighborhood meeting.

The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.

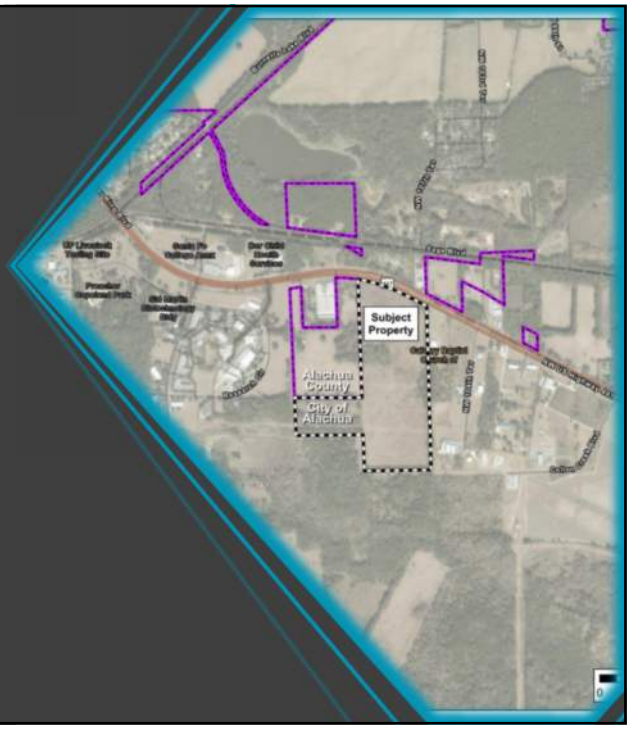
CHW

2

REQUEST:

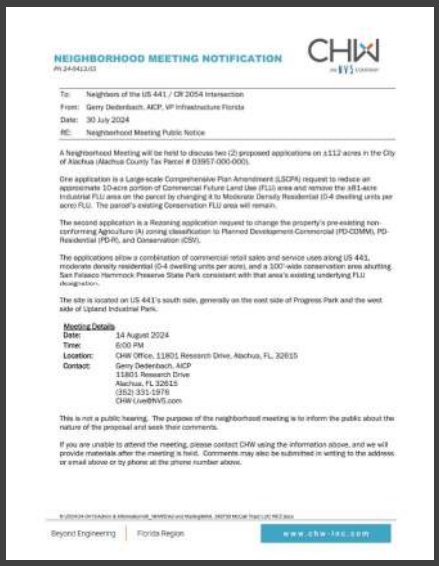
- LsCPA Application
  - *FROM*: **Commercial, Industrial,** and **Conservation**
  - *TO*: **Commercial, Moderate Density Residential, and Conservation**

- Rezoning Application
  - *FROM*: **Agriculture (A)**
  - *TO*: **Planned Development, Commercial (PD-Comm), Planned Development, Residential (PD-R), and Conservation (CSV)**



3

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

To: Neighbors of the US 441 / CR 2054 Intersection
From: Gerry Dedenbach, AICP, VP Infrastructure Florida
Date: 30 July 2024
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two (2) proposed applications on ±112 acres in the City of Alachua (Alachua County Tax Parcel # 03957-000-000).

One application is a Large-scale Comprehensive Plan Amendment (LSCPA) request to reduce an approximate 10-acre portion of Commercial Future Land Use (FLU) area and remove the ±81-acre Industrial FLU area on the parcel by changing it to Moderate Density Residential (0-4 dwelling units per acre) FLU. The parcel's existing Conservation FLU area will remain.

The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), and Conservation (CSV).

The applications allow a combination of commercial retail sales and service uses along US 441, moderate density residential (0-4 dwelling units per acre), and a 100'-wide conservation area abutting San Felasco Hammock Preserve State Park consistent with that area's existing underlying FLU designation.

The site is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park.

Meeting Details
Date: 14 August 2024
Time: 6:00 PM
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615
Contact: Gerry Dedenbach, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
CHW-Live@NV5.com

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

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

Beyond Engineering | Florida Region www.chw-inc.com

What Trump's platform says about crime

Foreign actors to adapt to presidential race changes, says intelligence officer

Talcum Powder
IS CONNECTED TO
Ovarian Cancer
Fallopian Tube Cancer, Mesothelioma and Primary Peritoneal Cancer
If you've been diagnosed with cancer in 2010 or later
You May Be Entitled To
COMPENSATION
SEE IF YOU QUALIFY TODAY
352-805-1956

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two (2) proposed applications on ±112 acres in the City of Alachua (Alachua County Tax Parcel # 03957-000-000). One application is a Large-scale Comprehensive Plan Amendment request to reduce an approximate 10-acre portion of Commercial Future Land Use (FLU) area and remove the ±81-acre Industrial FLU area on the parcel by changing it to Moderate Density Residential (0-4 dwelling units per acre) FLU. The parcel's existing Conservation FLU area will remain. The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), & Conservation (CSV).

The site is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park. The applications allow a combination of commercial retail sales / service uses along US 441, moderate density residential, and a 100'-wide conservation area consistent with that area's existing underlying FLU designation.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on August 14, 2024
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Gerry Dedenbach, AICP
Phone Number: (352) 331-1976
Email: CHW-Live@NV5.com

4

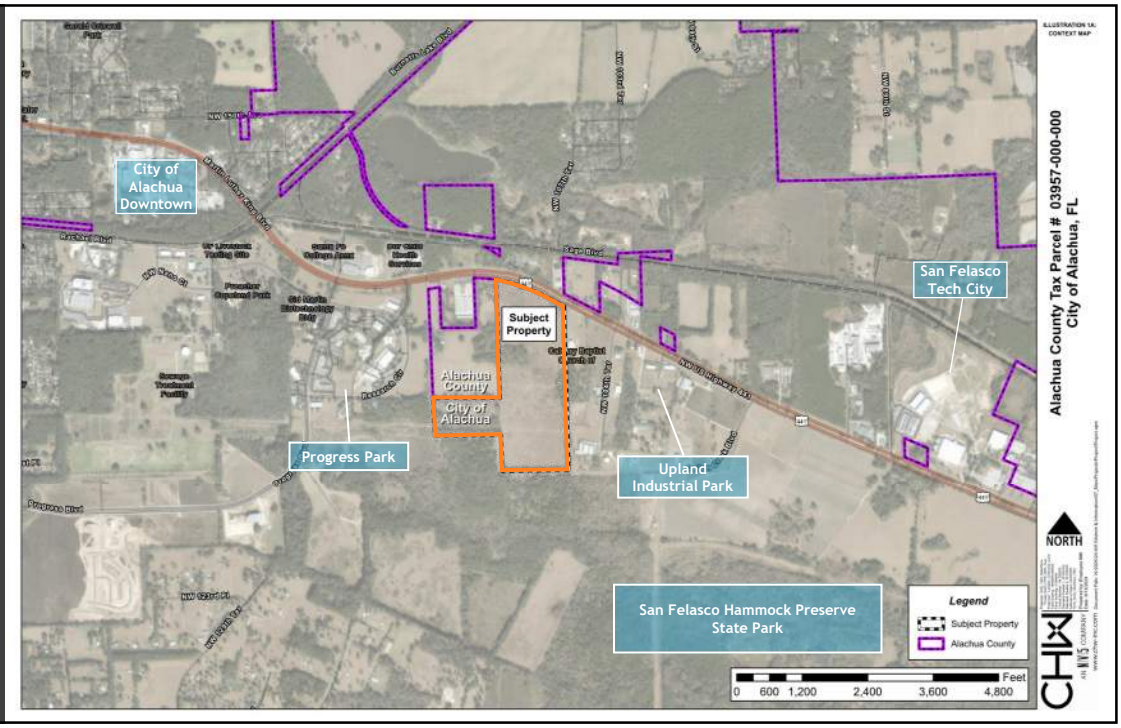
LSCPA & REZONING
ESTIMATED TIMELINE

Pre-Application Meeting	Neighborhood Meeting	Submittal	Staff Review & Resubmittal	Planning & Zoning Board	City Commission Public Hearings (two)
July 17, 2024	August 14, 2024	August 29, 2024	Sept.-Oct. 2024	Nov. 12, 2024	Dec. 9, 2024 Feb. 10, 2025

Dates are tentative and subject to adjustment

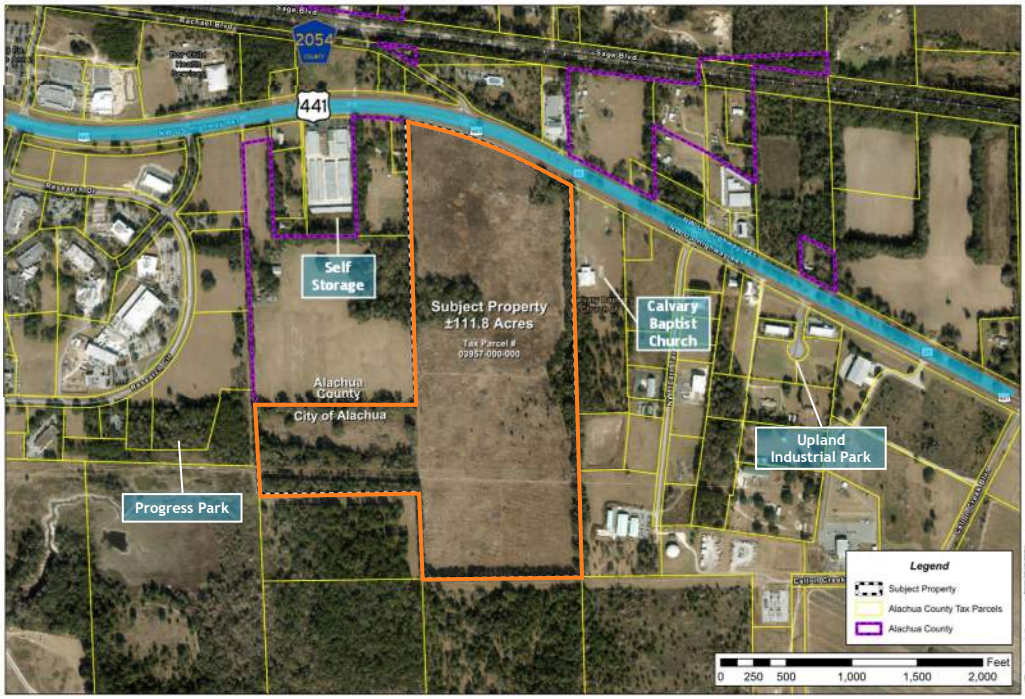
5

Context Map



6

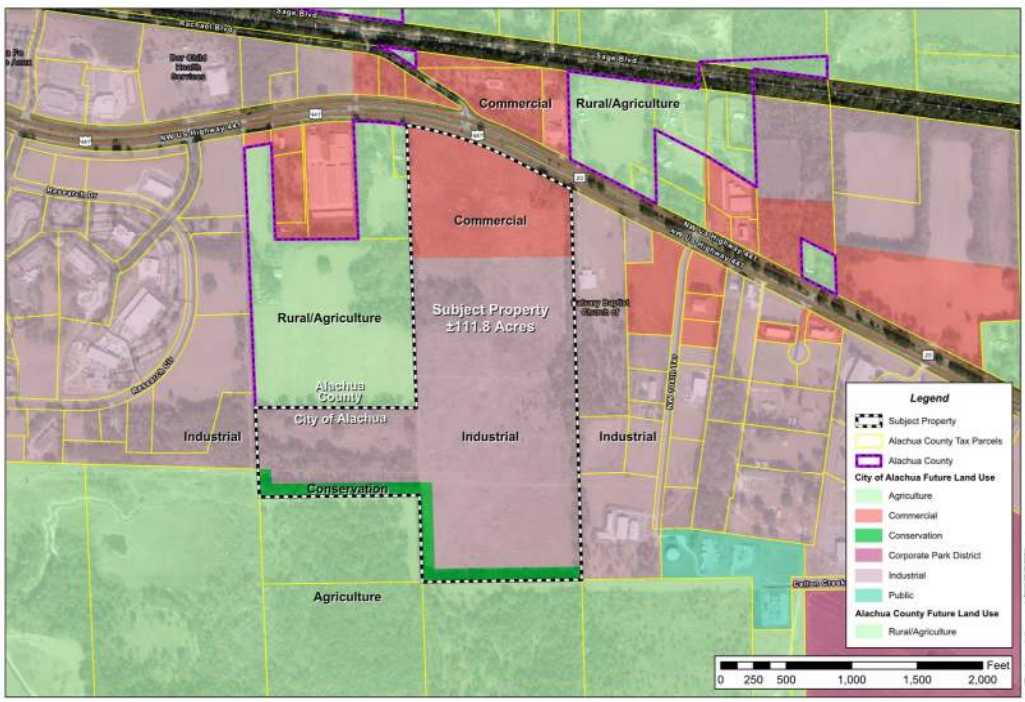
Aerial Map



7

Existing Future Land Use Map

FLU:
Commercial;
Industrial;
Conservation

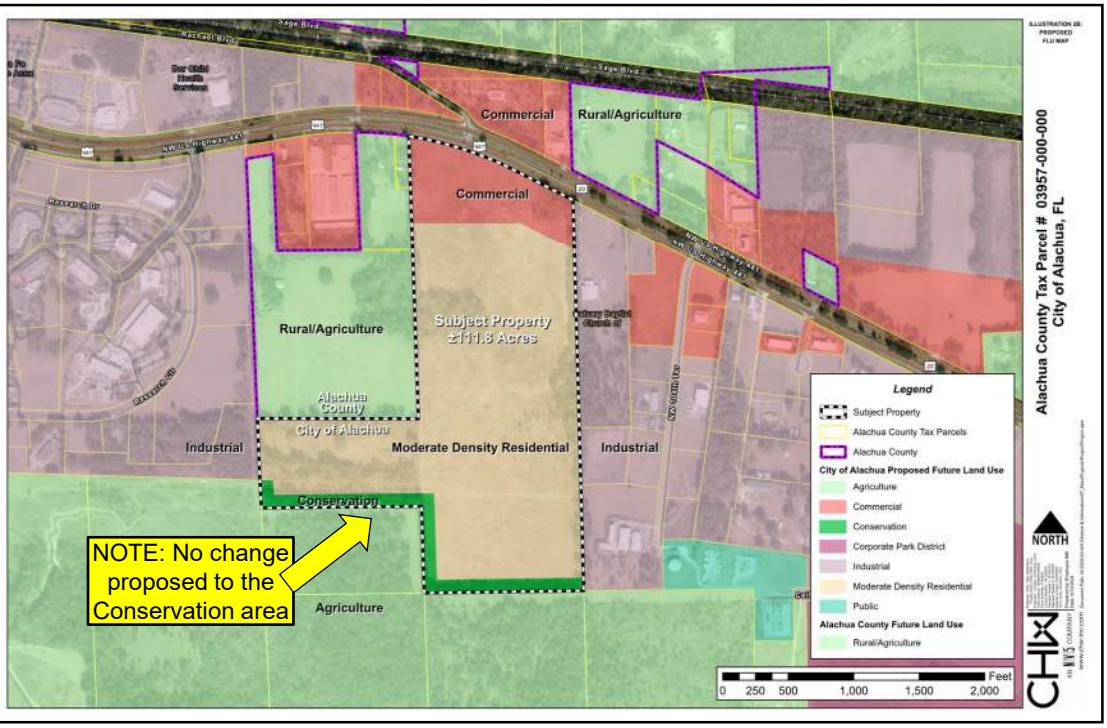


8

Proposed Future Land Use Map

Proposed FLU: Commercial; Moderate Density Residential;& Conservation

- Reduces Commercial and
- Replaces Industrial w/ Moderate Density Residential

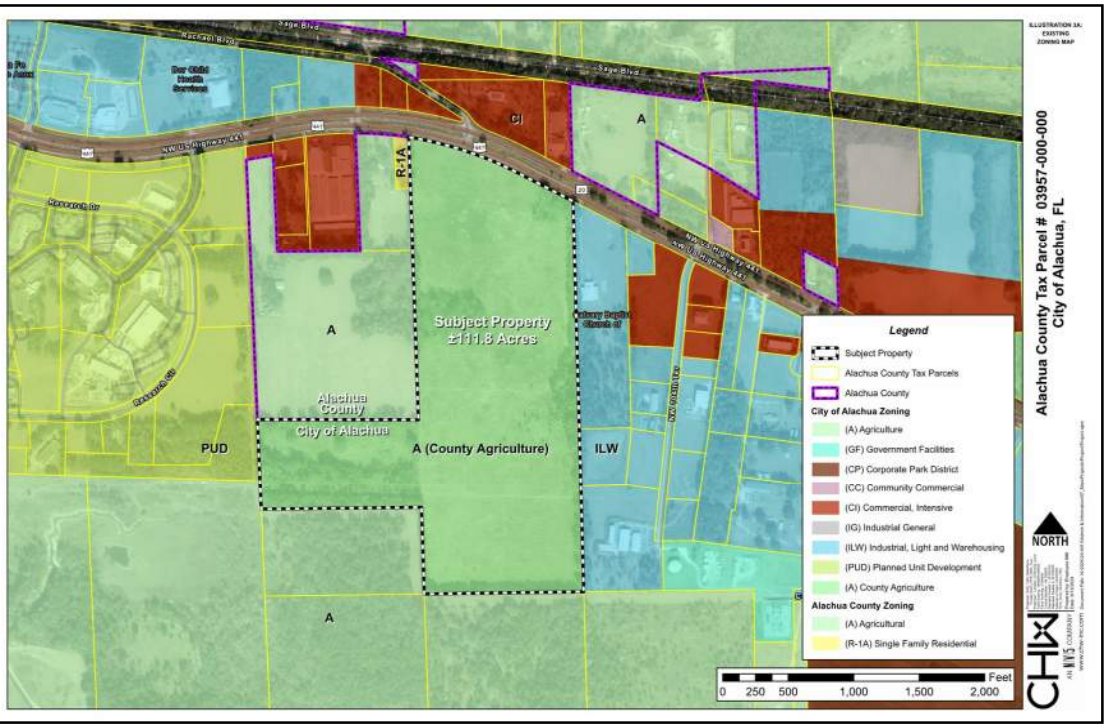


9

Existing Zoning Map

Zoning: Agriculture

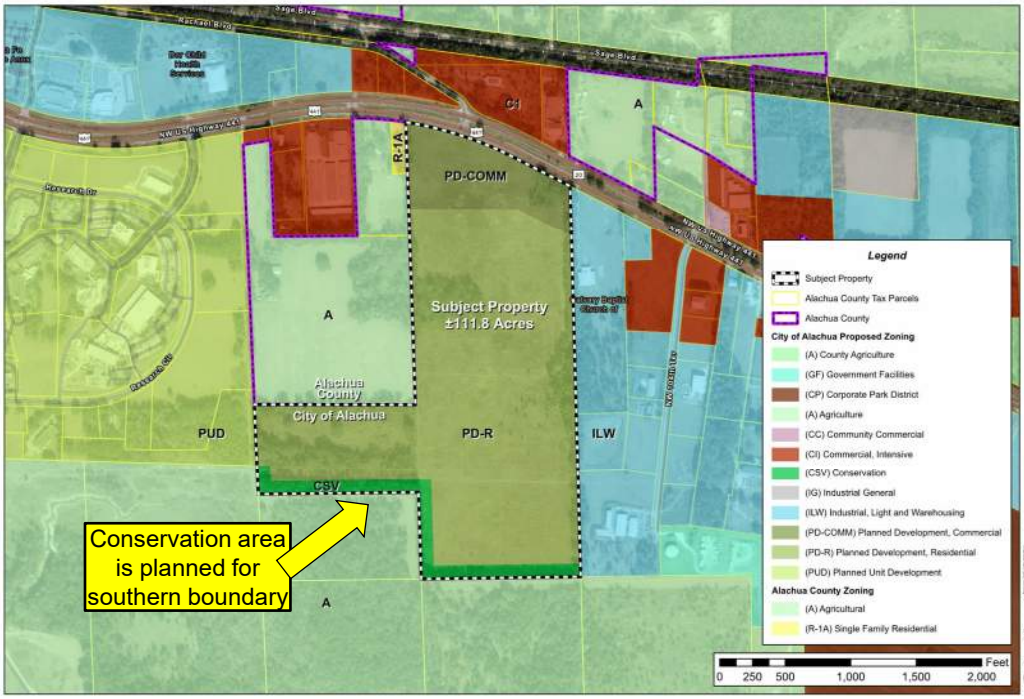
Zoning is pre-existing, non-conforming to the site's FLU categories



10

Proposed Zoning Map

Proposed Zoning: Planned Development, Commercial (PD-Comm); Planned Development, Residential (PD-R); and Conservation (CSV)

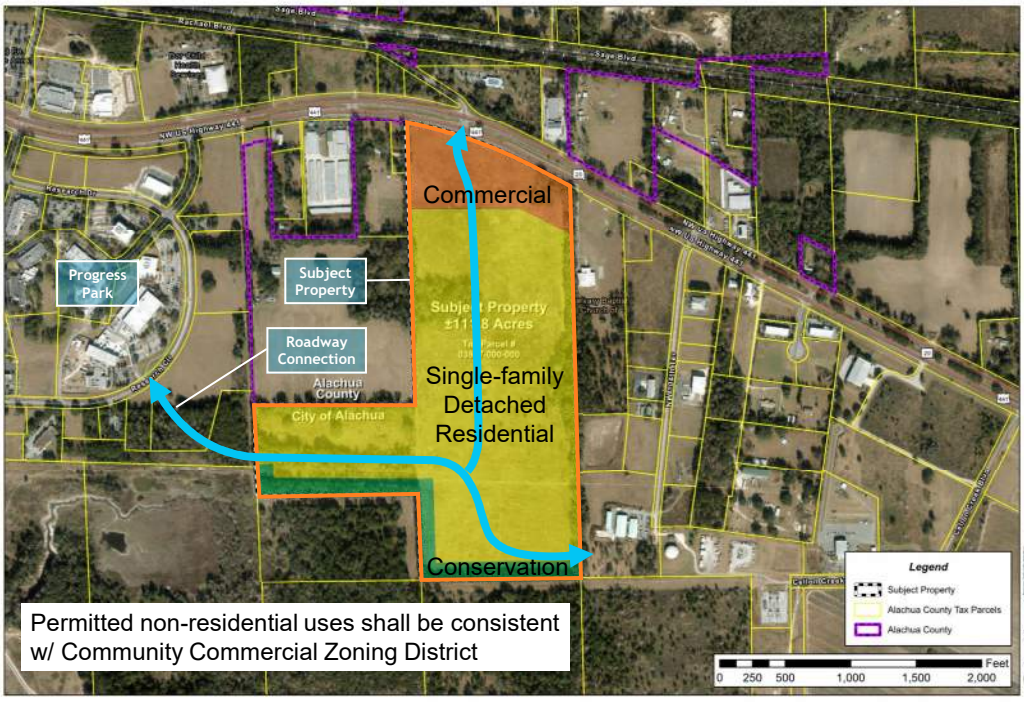


11

Concept

Proposed Entitlements:

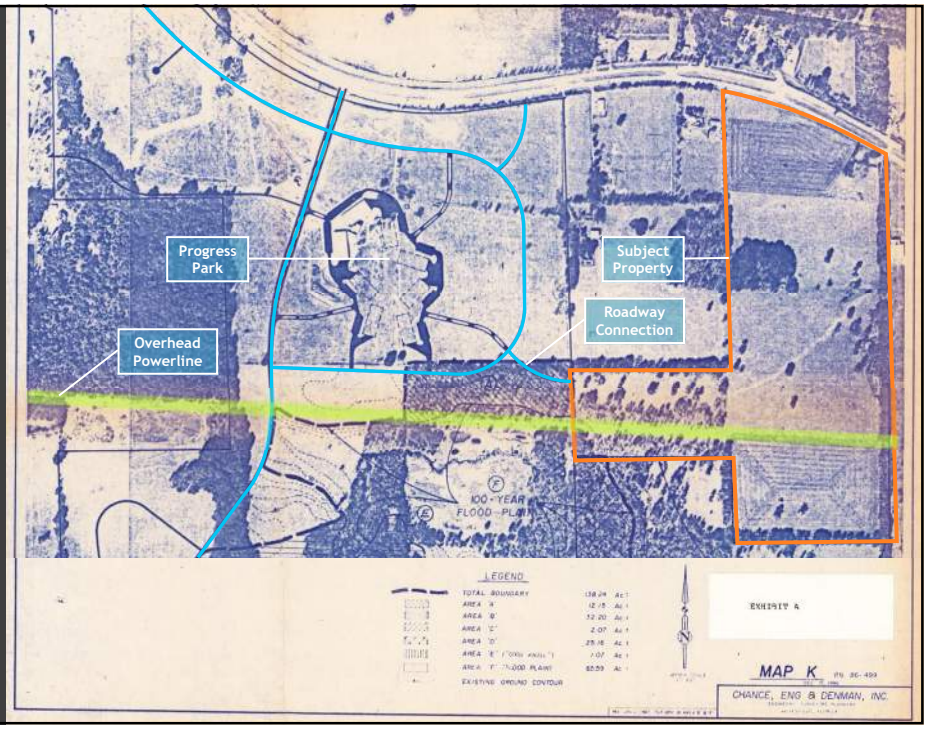
- Commercial: 150,000 SF
- Single-Family: 340 dwellings with 40'- and 50'-wide lots
- Conservation: None



12

Progress Center Development of Regional Impact (DRI) Map K (Master Plan)

The Progress Park (F/K/A Progress Center DRI) 1987 Master Plan illustrates an intended roadway connection east to the subject property.



13

CHW
AN NV5 COMPANY

14

Neighborhood Meeting Materials

Sign-in Sheet

SIGN-IN SHEET

The Hammock

24-0413.03

CHW AN NV5 COMPANY

Event: Neighborhood Meeting

Date/Time: August 14, 2024 @ 6:00 PM

Place: CHW (11801 Research Drive, Alachua, FL 32615)

Re: Large-scale Comprehensive Plan Amendment and Rezoning to Planned Development

	Print Name	Street Address	Signature
1	Terry Sagar	terryleesagar@gmail.com 14014 NW Hwy 441	
2	Robert Sagar	14014 NW Hwy 441	
3	Terri M. Sagar	14014 NW Hwy 441 angelswings86@gmail.com	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Neighborhood Meeting Materials

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

The Hammock

24-0413.03

Event	Neighborhood Meeting
Date:	August 14, 2024
Location:	CHW Office - 11801 Research Drive, Alachua FL 32615
RE:	**Large-scale Comprehensive Plan Amendment (LsCPA) & Rezoning to PD**

CHW Attendees: Gerry Dedenbach, AICP; Ryan Thompson, AICP; Braxton Linton
Public Attendees: 3 (See Sign-in Sheet)

CHW, on behalf of San Felasco Research Ventures, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics, and a conceptual site layout with proposed uses, densities, and intensities. Questions and comments from public attendees are described below, with agent responses.

Questions and comments from attendees are below, with agent (CHW) responses. Please note, the meeting summary is not a verbatim transcript of the meeting. In addition, the summary is sorted to present topics in a grouped manner, although there was a free-flowing dialogue during the meeting.

Comment: We live between the self-storage and subject property. We are concerned about wildlife and our well. Drilling at the City's water tank has caused sediment, which lasted a few weeks.

Question: What will access look like at CR 2054 with FDOT?
Answer: These applications are requesting land use and zoning. Construction cannot occur until a Final PD Plan is approved. We are meeting with FDOT to discuss modifications to US 441 and timing of the Traffic Impact Assessment (TIA). [Subsequently, FDOT informed the applicant the TIA should be completed when a Final PD Plan is proposed to determine roadway improvements that most accurately mitigate existing conditions. Completing a TIA today may identify required improvements prematurely, as it will likely take a year from now to receive an approved Final PD Plan.]

Question: Why are you building more residential units? What about jobs?
Answer: There is demand in the City and County for more housing. The site will have commercial uses along the frontage, providing jobs within the community and helping residents meet daily needs without leaving the property or using an automobile.

Question: What happened to plans Cellon Creek site and previous plan for this site?
Answer: Currently, we are focused on this site, not the Cellon Creek site. Our client diligently sought proprietors for the previously discussed RV park and other uses shared at the neighborhood meeting previous year. Interest has changed. All development programs are driven by market conditions that suggest a demand for residential units. Residential units will be a good fit with direct access to Progress Park and the San Felasco Parkway extension.

Question: What is the time frame for site construction?
Answer: Approximately two (2) years.

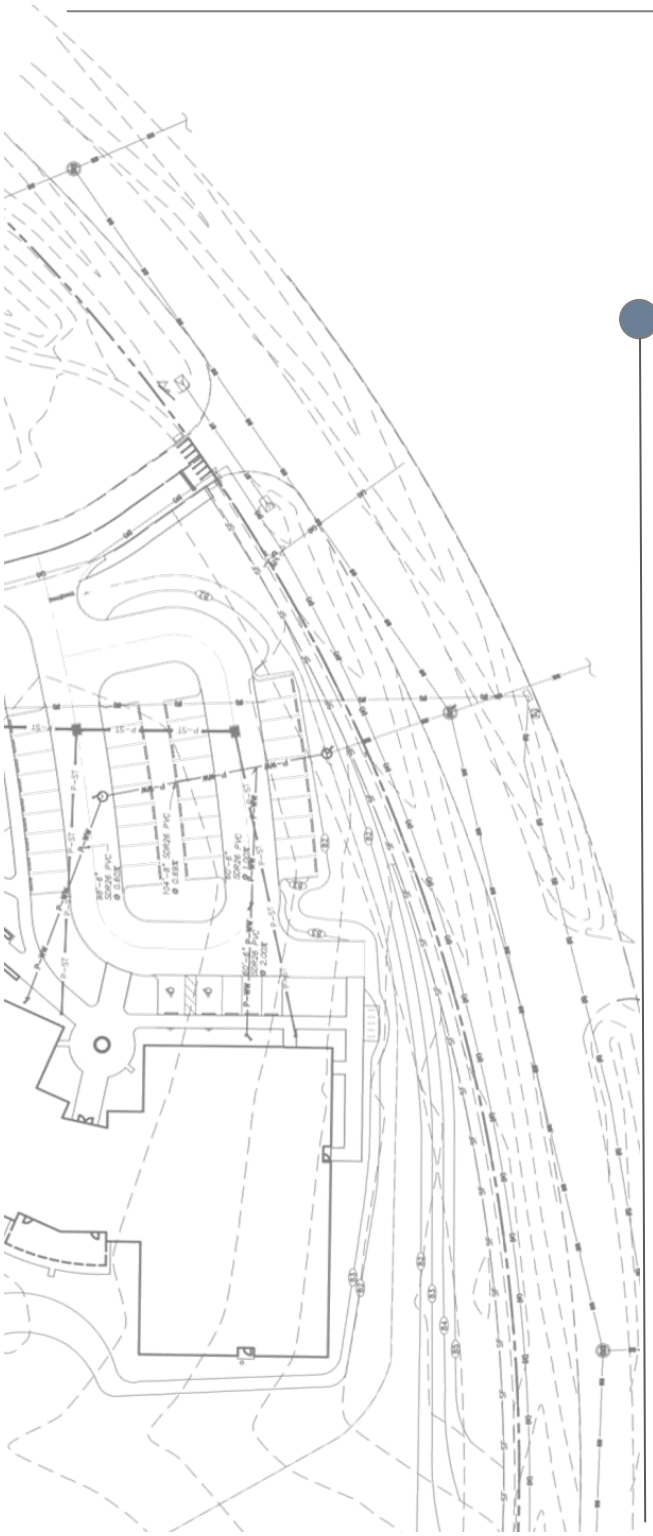
Question: Will this be a gated community?
Answer: No.

Question: How is this construction going to affect my well?
Answer: The homes and retail will be on City of Alachua water & sewer. Temporary disturbance with water quality may occur during construction. Please let us know and we will inform the City of your earlier comments.

The meeting concluded at 6:45 PM.

Application Package
Table of Contents

1. Response Letter
2. LsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Public School Student Generation Form
9. Map Set



THE HAMMOCK

Large-scale Comprehensive Plan Amendment (Ls-CPA) – Justification Report

~~August 29, 2024~~
~~RESUBMITTED September 11, 2024~~
~~RESUBMITTED October 10, 2024~~
~~RESUBMITTED November 4, 2024~~
RESUBMITTED June 12, 2025

Prepared for:
City of Alachua
Planning and Community Development Office

Prepared on behalf of:
San Felasco Research Ventures, LLC

Prepared by:
CHW, an NV5 Company

PN# 24-0413
N:\2024\24-0413\Departments\02_Planning\Reports\Justification Report\RPT 250612 The Hammock LsCPA.docx

Table of Contents

1. Executive Summary.....1
2. Statement of Proposed Change 3
3. Impact Analysis..... 7
4. Consistency with the City of Alachua Comprehensive Plan..... 14
5. Urban Sprawl Analysis 25
6. Needs Analysis..... 29

List of Tables

Table 1. Surrounding and Future Land Use Designations..... 4
Table 2a. Trip Generation Table – Proposed PD Entitlements..... 8
Table 2b. Trip Generation Table – Existing Commercial FLU Non-residential Entitlements 8
Table 3a. Projected Impacts on Affected Roadway Segments 3, 4, and 8..... 10
Table 3b. Projected Impacts on Affected Roadway Segments 9 and 15..... 10
Table 4: Maximum Development Potential Potable Water Impacts..... 11
Table 5: Maximum Development Potential Sanitary Sewer Impacts 11
Table 6: Maximum Development Potential Solid Waste Impacts..... 12
Table 7: Maximum Development Potential Public School Demand..... 12
Table 8: Maximum Development Potential Recreational Impacts..... 13
Table 9: City of Alachua Population Estimates 30

List of Figures

Figure 1: Aerial Map 3
Figure 2: Existing Future Land Use Map..... 4
Figure 3: Proposed Future Land Use Map..... 5
Figure 4: Existing Zoning Map..... 5
Figure 5: Proposed Zoning Map..... 6
Figure 6: Projected Trip Distribution Map..... 9
Figure 7: Zillow MLS Listing within the City of Alachua, FL 29
Figure 8: Population Density per Square Mile by Census Tract, 2010 and 2020 31

1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Development Director
From: Gerry Dedenbach, AICP+LEED AP, CHW, Vice President of Infrastructure Florida
Date: ~~August 29, 2024,~~ RESUBMITTED June 12, 2025
Re: The Hammock Large-scale Comprehensive Plan Amendment (Ls-CPA) Application

Jurisdiction: City of Alachua, FL	**Development Intent:** Allow the development of a master planned community with a mix of housing and commercial retail options.
Location Description/Address: US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park.	
Parcel Number: 03957-000-000	**Site Acreage:** ±111.24 acres *(Source: CHW Survey)*
Existing Future Land Use: ***Commercial (±23.05 acres)*** 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 largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category: retail sales and services; personal services; financial institutions; outdoor recreation and entertainment; tourist-related uses; hotels and motels; commercial shopping centers; auto-oriented uses; Traditional Neighborhood Planned Developments; Employment Center Planned Developments; commercial recreation centers; office/business parks; limited industrial services; and eating establishments. ***Industrial (±81.31 acres)*** This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region. ***Conservation (±7.40 acres)*** The Conservation land use category is established to provide for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present.	**Proposed Future Land Use:** ***Commercial (±14.04 acres)*** 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 largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category: retail sales and services; personal services; financial institutions; outdoor recreation and entertainment; tourist-related uses; hotels and motels; commercial shopping centers; auto-oriented uses; Traditional Neighborhood Planned Developments; Employment Center Planned Developments; commercial recreation centers; office/business parks; limited industrial services; and eating establishments. ***Moderate Density Residential (0 to 4 du/ac) (±89.80 acres)*** The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category: Single family attached and detached dwelling units; accessory dwelling units; Manufactured or modular homes meeting certain design criteria; duplexes and quadplexes; Mobile homes only within mobile home parks; Residential Planned Developments; Townhomes; Supporting community services such as schools, houses of worship, parks, and community centers. ***Conservation (±7.40 acres)*** The Conservation land use category is established to provide for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood Plains…

1. Executive Summary

Existing Zoning District:	**Proposed Zoning District:**
A: Agriculture The A district is established and intended to *Support agriculture and agriculture supportive uses.* Support the primary use of land for agriculture and agriculture support uses to help maintain the agricultural and rural character of the district; *Ensure residential development consistent with rural and agricultural character.* Ensure that residential development is consistent with the rural and agricultural character of the district, by requiring either low-density residential development or encouraging residential cluster development, and subdivisions that are harmonious with the rural economy and agricultural uses, and *Consistent with Comprehensive Plan.* Be consistent with the areas designated as agriculture on the Comprehensive Plan. The A district is intended to provide areas primarily consisting of agriculture uses and agriculture support uses and allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged using the Conservation Subdivision option.	***PD-Comm: Planned Development- Commercial (±14.04 acres)*** The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses. ***PD-R: Planned Development-Residential (±89.80 acres)*** The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development. ***CSV: Conservation (±7.40 acres)*** The CSV district is established and intended to conserve the unique natural features and functions of sensitive environmental lands located within the district; Maintain the natural functioning and water quality of the hydrological systems in the district; Conserve the feeding and breeding areas of wildlife habitat located in the district; Allow low-intensity, natural resource-based, public recreational uses that can be designed and located in places that are consistent with the purpose of conserving unique natural features and the functions of sensitive environmental lands; and Limit urban development and require it to be designed and located in places that are consistent with the purpose of conserving unique natural features and the functions of sensitive environmental lands.
Existing Maximum Permitted Density/Intensity: Density: • Commercial: 23.05 ac * 15 du/ac = 345du • Industrial: 81.31 ac * 8 du/ac = 650 du • TOTAL: **995 du** Intensity[1]: • Commercial: 23.05 ac * 0.5 FAR = 502,029.00 sf • Industrial: 81.31 ac * 0.5 FAR = 1,770,931.80 sf • TOTAL: **2,272,960.80 sf** [1]Assumes ground floor commercial and industrial with upper-story units.	**Proposed Maximum Permitted Density/Intensity:** Density: • Moderate Density Residential: 89.80 ac * 4 du/ac = **359 du** Intensity: • Commercial: 14.04 ac * 0.5 FAR = **305,791.2 sf** **Total Density/Intensity Requested per Planned Development (PD) Rezoning:** • Residential : **340 du** (±3.8 du/ac) • Commercial: **150,000 sf**
Net Change: Approval of this application results in a potential ***net decrease*** **of 655 du** and a ***net decrease*** **of 2,122,960.80 sf** of non-residential uses compared to what is currently allowed by the onsite FLU categories.	

2. STATEMENT OF PROPOSED CHANGE

This Large-scale Comprehensive Plan (Ls-CPA) application requests to amend the City of Alachua Future Land Use (FLU) category on ±111.24 acres of land in the City of Alachua, Florida (Alachua County Tax Parcel 03957-000-000) ("Subject Property"). This Ls-CPA proposes changing the existing land use from City Commercial, Industrial, and Conservation FLU to City Commercial, Moderate Density Residential, and Conservation FLU. The Subject Property is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

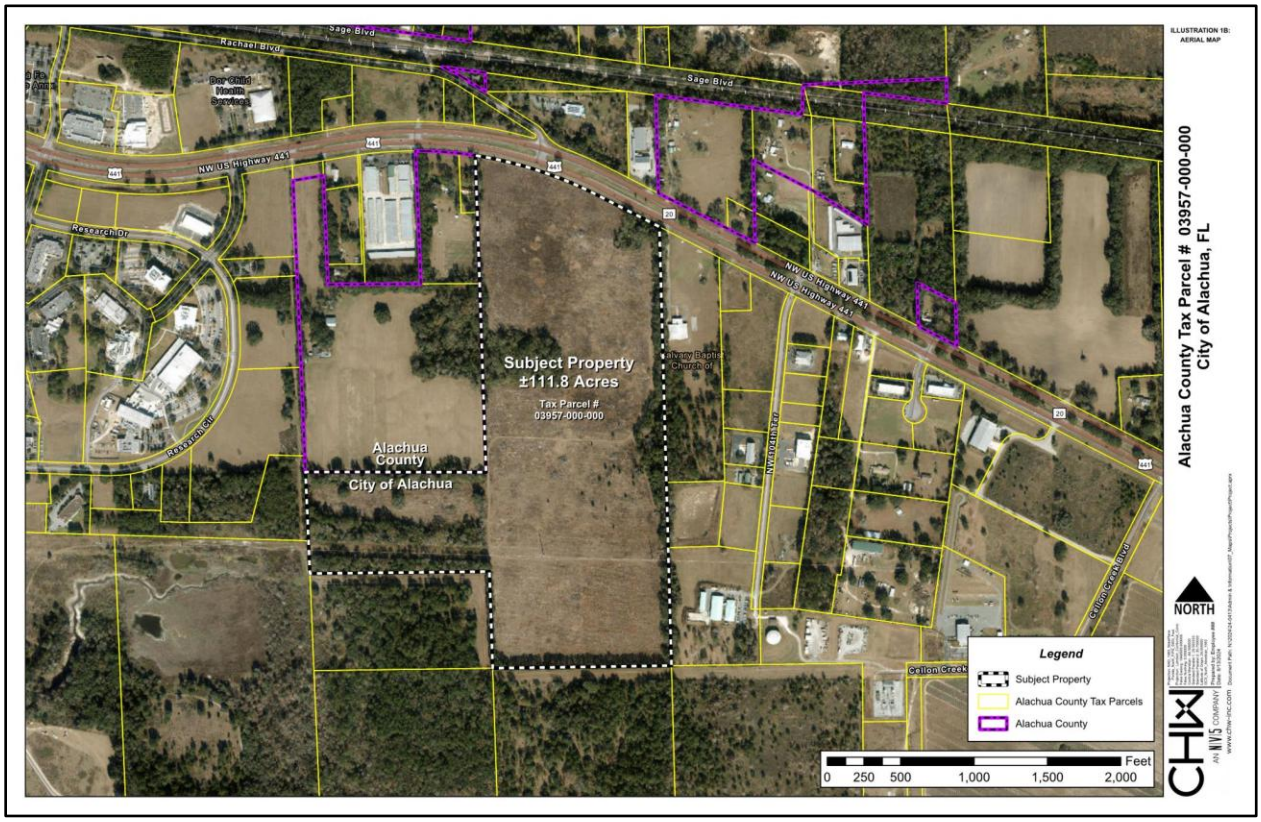


Figure 1: Aerial Map

This request is submitted as a companion to a Rezoning application to amend the site's zoning classifications from Residential Agriculture (A) to Planned Development-Commercial (PD-Comm), Planned Development-Residential (PD-R), and Conservation (CSV). The intent of this Ls-CPA application is to allow for a master planned development, inclusive of single-family detached dwelling units and community commercial uses. This FLU will be in accordance with the proposed Zoning classifications— Planned Development-Commercial (PD-Comm), Planned Development-Residential (PD-R), and Conservation (CSV) in the companion rezoning application.

Existing FLU and zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2 and 3**. Proposed FLU and zoning designations are illustrated in **Figures 4 and 5**.

Table 1. Surrounding and Future Land Use Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	Commercial Intensive (CI)
East	Rural/Agriculture (County); Industrial; Agriculture;	Agriculture (A)(County); R-1A (Single Family Residential); Agriculture (A); Planned Unit Development (PUD)
South	Agriculture	Agriculture (A)
West	Industrial	Industrial, Light and Warehousing (ILW)

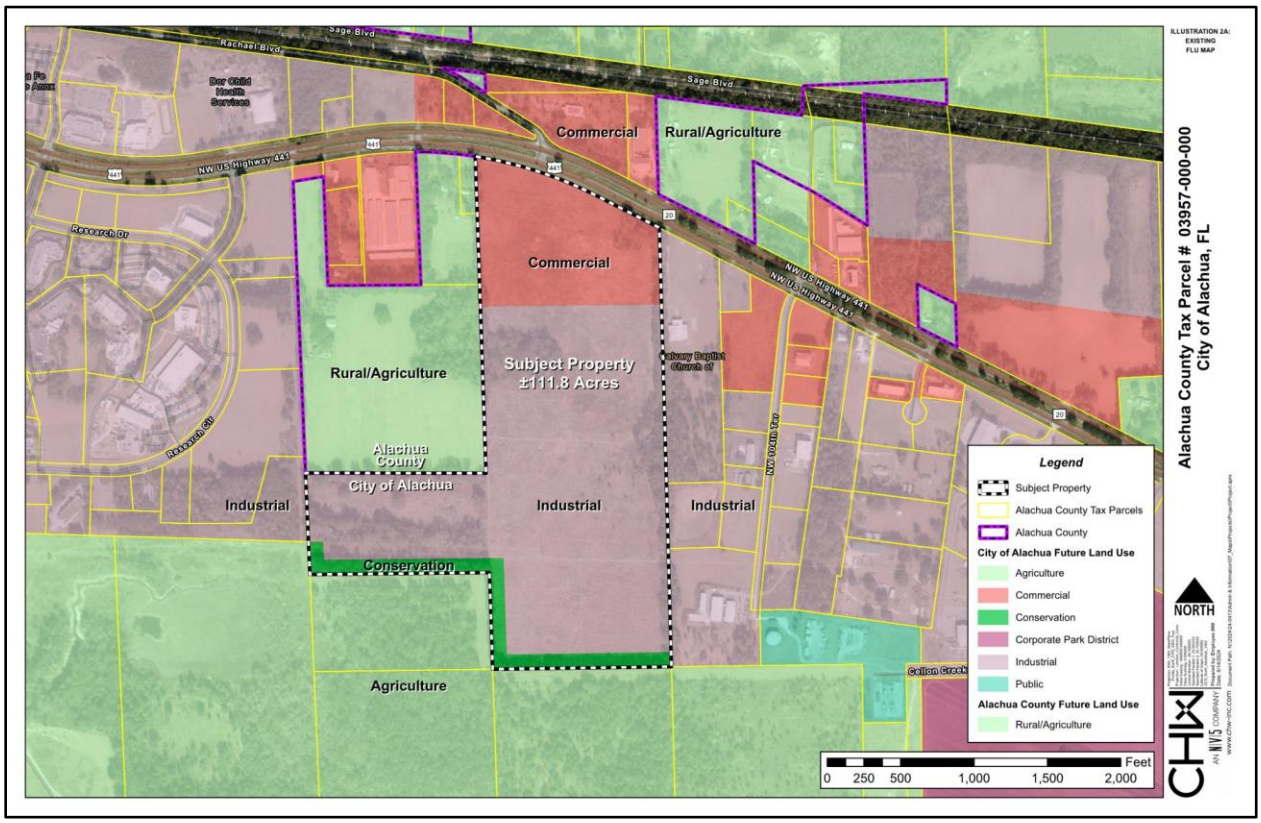


Figure 2: Existing Future Land Use Map

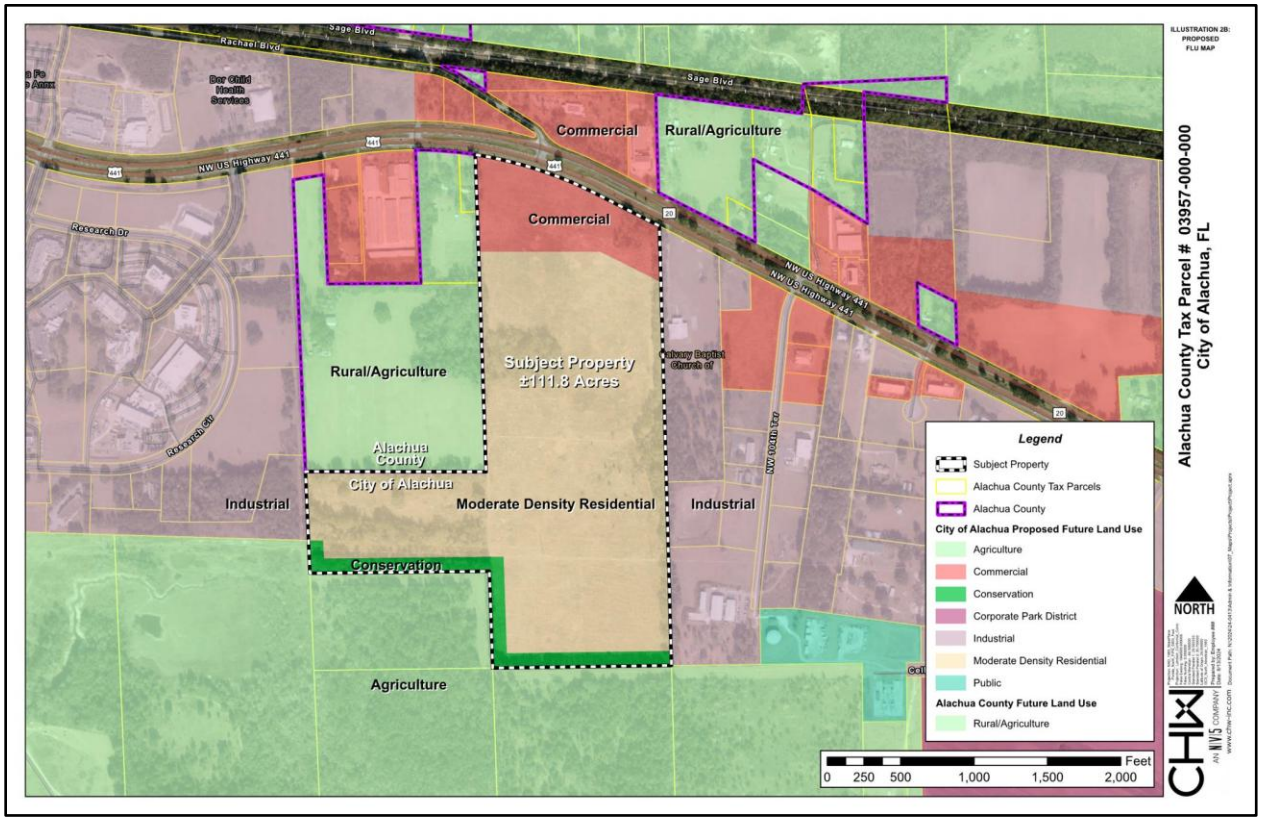


Figure 3: Proposed Future Land Use Map

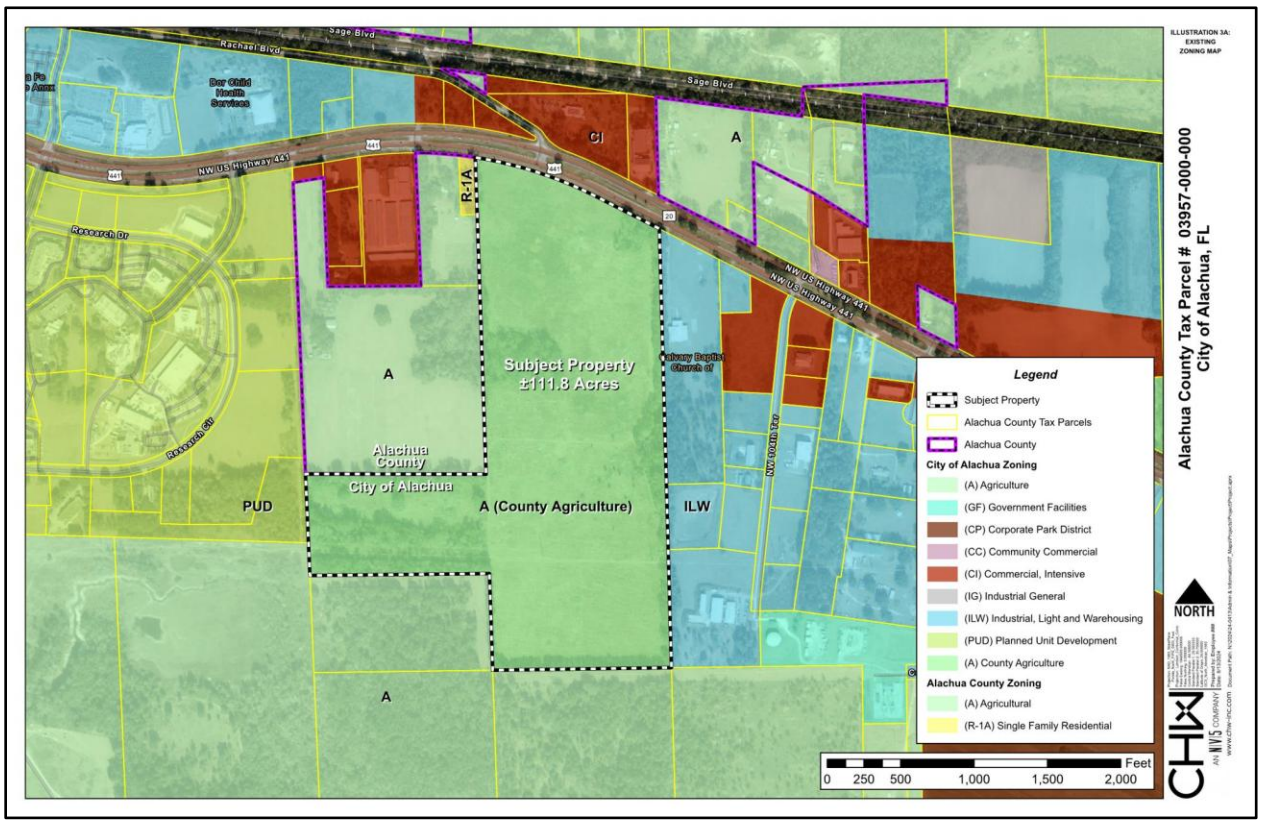


Figure 4: Existing Zoning Map

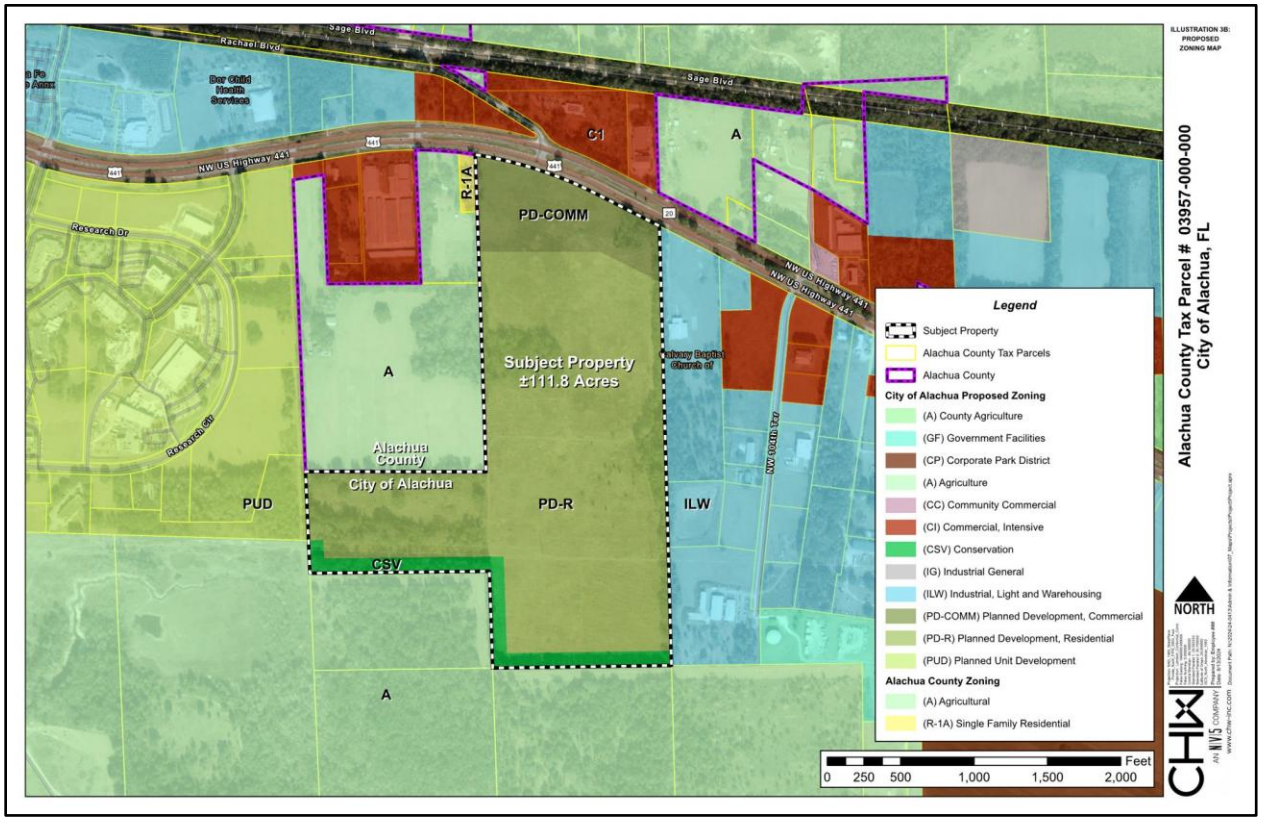


Figure 5: Proposed Zoning Map

3. IMPACT ANALYSIS

The existing Commercial and Industrial Future Land Use (FLU) categories permit both residential and non-residential entitlements, which could be realized in their entirety if commercial and industrial uses are on the ground floor with residential units above. Based on this development pattern, the maximum development potential for the existing FLU categories is as follows:

Density:
- Commercial: ±23.05 ac * 15 du/ac = ±345du
- Industrial: ±81.31 ac * 8 du/ac = ±650 du
- TOTAL: **±995 dwelling units** (**du)**

Intensity[1]:
- Commercial: ±23.05 ac * 0.5 FAR = ±502,029.00 sf
- Industrial[1]: ±81.31 ac * 0.5 FAR = ±1,770,931.80 sf
- TOTAL: **±2,272,960.80 square feet** (**sf)**

This Ls-CPA application requests to change the ±111.24 acre site's existing FLU designations from Commercial and Industrial to Commercial and Moderate Density Residential. The corresponding PD application further limits the site's maximum development potential with the following proposed entitlements:

- **340 du** (±3.8 dwelling units per acre (du/ac))
- **150,000 sf** of non-residential building coverage

Based on this analysis, approval of these applications will result in a potential ***net decrease*** **of 655 du** and a ***net decrease*** **of 2,122,960.80 sf** of non-residential uses compared to what is currently allowed by the onsite FLU categories.

A change in the FLU category designation does not create entitlements for the site. Approval of the rezoning shall create entitlements since the FLU category requires a corresponding zoning district to enable onsite development. Therefore, the impact analysis for this application is based on the companion PD application's requested entitlements.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Data for subsequent tables are from the City of Alachua July 2024 Development Monitoring Report and reflect standards contained within the City of Alachua's Comprehensive Plan and Florida Administrative Code (FAC).

Table 2a. Trip Generation Table – Proposed PD Entitlements

Land Use	ITE LU Code	Variable Type	Variable Size	Daily	AM Peak			PM Peak		
				Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	DU	340	3,111	227	57	170	314	198	116
Residential I.C. Trips - From ITE Spreadsheet				357	3	1	2	68	60	8
Residential External Trips - From ITE Spreadsheet				2,754	224	56	168	246	138	108
Shopping Plaza (40 to 150 KSF)	821	KSF	150.000	10,128	260	161	99	779	382	397
Retail I.C. Trips (Total) - From ITE Spreadsheet				494	3	2	1	67	8	59
Retail External Trips - From ITE Spreadsheet				9,634	257	159	98	712	374	338
Shopping Plaza pass-by trips (40% PM)[1]				3,854	103	64	39	285	150	135
Gross Total Trips				**13,239**	**487**	**218**	**269**	**1,093**	**580**	**513**
Total Trips with Internal Capture Reduction Applied				**12,388**	**481**	**215**	**266**	**958**	**512**	**446**
Total Trips with Internal Capture and Pass-by Reduction Applied				**8,534**	**378**	**151**	**227**	**673**	**362**	**311**

[1]The ITE Trip Generation 11th Edition does not provide pass-by rates for the daily and AM conditions for the Shopping Plaza land use. Therefore, the PM pass-by rate of 40% for the PM Shopping Plaza land use is used for these conditions.

Conclusion: Approval of this application results in a potential for **8,534 new average daily trips**. 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 development's ingress/egress or nearest major intersection. Segments 4 and 15 are within one-half mile of the development's ingress/egress. Other affected roadway segments include 3, 8, and 9.

As previously outlined in this Section, the existing Commercial and Industrial FLU categories permit multi-family, commercial, and industrial entitlements. **When looking at all existing entitlements, the average daily trip generation is approximately two to three times (2-3x) more than the proposed.** When compared to only the existing Commercial FLU category's entitlements, the permitted non-residential square footage (502,029 sf) would generate nearly twice the average daily trips than the proposed, as demonstrated in Table 2b.

Table 2b. Trip Generation Table – Existing Commercial FLU Non-residential Entitlements

Land Use	ITE LU Code	Variable (Units, KSF)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Shopping Center (>150kSF)	820	502.029	18,580	422	262	160	1707	819	888
Pass-by Trips (1)			3,530	80	50	30	324	156	169
Net New Trips (utilizing pass-by reduction)			15,050	342	212	130	1,383	663	719

[1]The ITE Trip Generation 11th Edition does not provide pass-by rates for the daily and AM conditions for the Shopping Plaza land use. Therefore, the PM pass-by rate of 40% for the PM Shopping Plaza land use is used for these conditions.

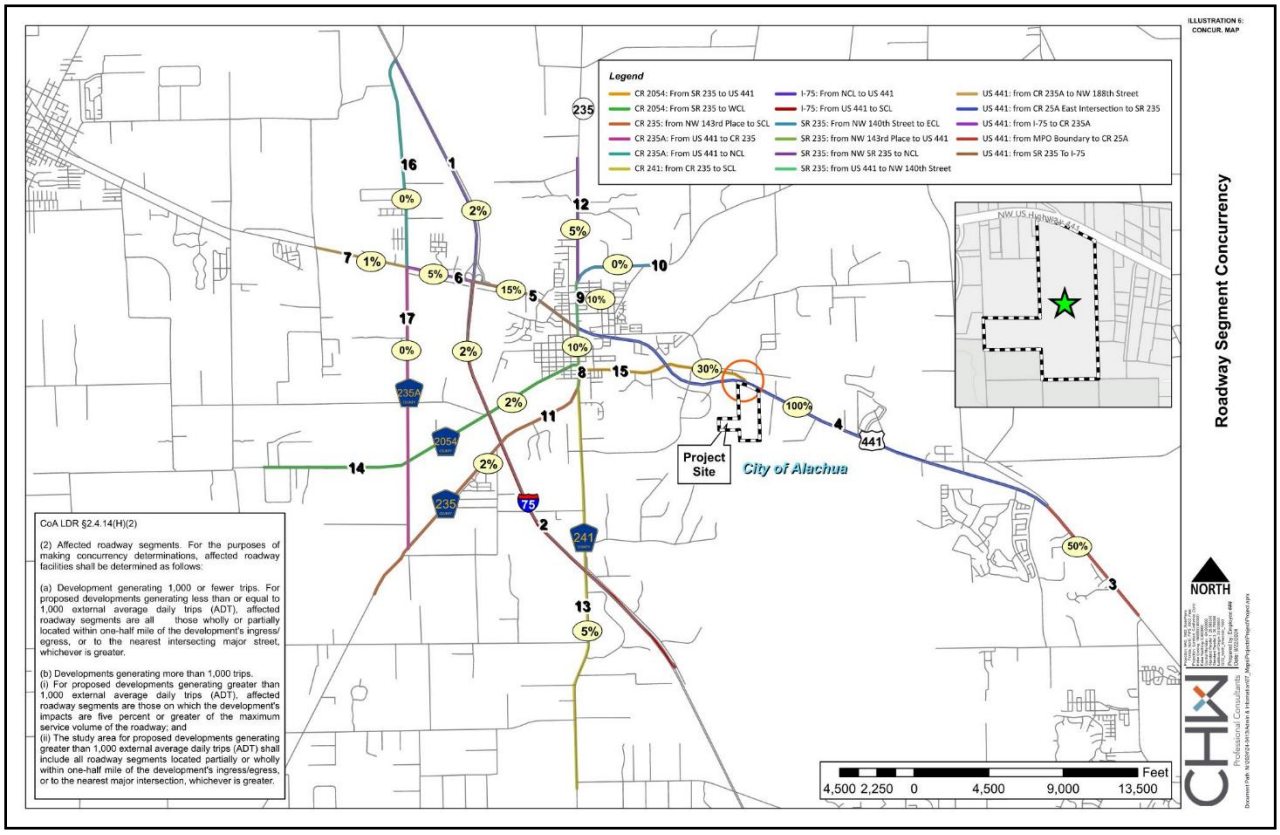


Figure 6: Projected Trip Distribution Map

Table 3a. Projected Impacts on Affected Roadway Segments 3, 4, and 8

AADT / PM Peak						
Traffic System Category	**Segment 3**		**Segment 4**		**Segment 8**	
	US 441		**US 441**		**SR 235**	
	From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235		From NW 143rd Place to US 441	
Maximum Service Volume[1]	43,000	3,870	45,700	4,110	14,400	1,290
Existing Traffic [1]	22,194	2,127	19,134	1,767	10,178	809
Reserved Trips[1]	0	0	6,565	609	0	0
Available Capacity[1]	20,806	1,743	20,001	1,734	4,222	481
Projected Trip Generation[2]	4,267	337	8,534	673	853	67
Residual Capacity with Zoning Approval	**16,539**	**1,407**	**11,467**	**1,280**	**3,369**	**414**

1. Source: City of Alachua July 2024 Development Monitoring Report
2. Projected trip distribution percentage estimates: Segment 3: 50%; Segment 4: 100%; Segment 8: 10%

Table 3b. Projected Impacts on Affected Roadway Segments 9 and 15

AADT / PM Peak				
Traffic System Category	**Segment 9**		**Segment 15**	
	SR 235		**CR 2054**	
	From US 441 to NW 140th Street		From SR 235 to US 441	
Maximum Service Volume[1]	14,400	1,290	1,359	1,359
Existing Traffic [1]	8,624	691	395	395
Reserved Trips[1]	316	38	76	76
Available Capacity[1]	5,460	561	888	888
Projected Trip Generation[2]	853	67	2,560	202
Residual Capacity with Zoning Approval	**4,607**	**494**	**7,635**	**686**

1. Source: City of Alachua July 2024 Development Monitoring Report
2. Projected trip distribution percentage estimates: Segment 9: 10%; Segment 15: 30%

Conclusion: When considering the theoretical impact of development on affected roadway segments as they exist today, all segments maintain residual capacity. That cannot be said for Segment 4 if the site is developed to the existing maximum development potential.

Potable Water / Sanitary Sewer / Solid Waste

Table 4: Maximum Development Potential Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,548,250
Reserved Capacity[1]	**467,620**
Residual Capacity[1]	**284,130**
Percentage of Permitted Design Capacity Utilized[1]	**87.65%**
Projected Potable Water Demand from Proposed Project[2]	103,500
Residual Capacity after Proposed Project	**180,630**

1. *Source: City of Alachua July 2024 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C., and City of Alachua Comprehensive Plan*
    a. *Formulas used:*
        i. *Shopping Center: 0.1 gallons per day / sf of floor space*
            - *150,000 sf * 0.1 = 1,500 gallons*
        ii. *Residential: 275 gallons / day / dwelling unit*
            - *340 dwelling units * 300 = 102,000 gallons*

Conclusion: The project site will be served by the existing 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. *Approval of this rezoning application does not reserve capacity for the applicant.*

Potable water demand based on existing FLU cateogry designations would significantly impact the City potable water system and potentially require additional system capacity. Based on the residential enetitlements alone, 995 dwelling units, the system would be at or near capacity.

Per Community Facilities Element Policy 4.1.c the existing demand and reserve capacity of the potable water facilities cannot exceed 85% of the permitted design capacity unless additional capacity becomes available or funds to increase capacity are committed. It should be reiterated that this application is not seeking a Certificate of Concurrency Compliance currently. Nor is concurrency reserved for Large-scale Comprehensive Plan Amendments. Any future application for a site plan or final PD plan must demonstrate sufficient potable water capacity for the development proposed to receive City of Alachua approval.

Table 5: Maximum Development Potential Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	764,000
Reserved Capacity[1]	435,759
Residual Capacity[1]	**300,241**
Percentage of Permitted Design Capacity Utilized[1]	**79.98%**
Projected Sanitary Sewer Demand from Proposed Project[2]	103,500
Residual Capacity after Proposed Project	**196,741**

1. *Source: City of Alachua July 2024 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Shopping Center: 0.1 gallons per day / sf of floor space*
            - *150,000 sf * 0.1 = 1,500 gallons*
        ii. *Residential: 250 gallons / day / dwelling unit*
            *340 dwelling units * 300 = 102,000 gallons*

Conclusion: The project site will be served by the existing City of Alachua sanitary sewer infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for sanitary sewer. However, if the site were to develop consistent with the existing FLU category degnation's maximum devleopment potential, additional system capcity would be required to serve the site.

Per Community Facilities Element Policy 4.1.c the existing demand and reserve capacity of the potable water facilities cannot exceed 85% of the permitted design capacity unless additional capacity becomes available or funds to increase capacity are committed. It should be reiterated that this application is not seeking a Certificate of Concurrency Compliance currently. Nor is concurrency reserved for Large-scale Comprehensive Plan Amendments. Any future application for a site plan or final PD plan must demonstrate sufficient potable water capacity for the development proposed to receive City of Alachua approval.

Table 6: Maximum Development Potential Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[1]	**39,428.48**	**7,195.70**
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]	**973.82**	**177.72**

1. *Source: City of Alachua July 2024 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
   a. *Formula used, residential: (340 du x 2.6 persons per du x .73 per capita) = **645.32 lbs.***
   b. *Formula used, nonresidential: (((12 lbs. / 1,000 ft^2/day * [150,000]) * 365)/2,000) = **328.5 lbs.***
   c. *Formula used, pounds per day to tons per year: ([lbs/day] * 0.0005) * 365 = **528.21 tons/year***

Conclusion: Solid waste facility capacity exists to adequately serve development of the Subject Property. Thus, the potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 7.**

Table 7: Maximum Development Potential Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Single-family Residential	340	0.12	**41**	0.06	**20**	0.09	**31**

1. *Source: City of Alachua Public School Student Generation Calculation Form*

Conclusion: The potential impacts from approval of this application could yield 41 elementary school-age children; 20 middle school-age children; and 31 high school-age children. Concurrency will be determined by Alachua County Public Schools at the time of site plan / platting review.

Table 8: Maximum Development Potential Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	55.08
Reserved Capacity[1]	13.84
Available Recreation Acerage[1]	**66.57**
Proposed Recreational Impact[2]	4.42
Residual Recreational Capacity After Proposed Development	**62.15**

1. *Source: City of Alachua July 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 340 units * 2.6 persons per du * (5 acres/1,000 persons)*

Conclusion: The City of Alachua and surrounding areas currently possess considerable acreage for local recreation activities. Thus, the intended mixed-use development is expected to have a minimal impact on the City's current recreational infrastructure.

4. CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this Large-scale Comprehensive Plan Amendment (Ls-CPA) application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Objective 1.2: Residential: The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Policy 1.2.b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Unit Developments;
8. Supporting community services such as schools, houses of worship, parks, and community centers

The Subject Property currently has the City of Alachua's Commercial, Industrial, and Conservation Future Land Use (FLU) categories assigned to portions of the property. This Ls-CPA application requests amending the FLU designations to allow a smaller portion of Commercial FLU on the site and to allow Moderate Density Residential FLU while maintaining the existing Conservation FLU area.

This Ls-CPA requests application of the City's Moderate Density Residential FLU on a ±89.80 acre portion of the site to allow a residential planned unit development providing ±340 single family dwelling units, resulting in a proposed maximum density of ±3.8 dwelling units per acre. This request is consistent with the City's Comprehensive Plan, Future Land Use Element (FLUE), Policy 1.2.b.

A companion Rezoning application, submitted for concurrent review, requests Planned Development Commercial (PD-Comm), Planned Development Residential (PD-R), and Conservation (CSV) zoning on the Subject Property. Consistent with Comprehensive Plan, FLUE Policy 1.2.b.(7) for Moderate Density Residential, Residential Planned Development is allowed in the City's Moderate Density Residential FLU category. The proposed Residential Planned Development, a residential community providing single-family detached dwelling units, aligns with the purpose and intent of both FLU categories as single-family dwelling units are allowed by the underlying FLU categories.

Objective 1.3: Commercial: The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. 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.

Policy 1.3.b: 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 largescale, 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. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
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; and,
14. .Eating establishments.

This application requests the City's Commercial FLU on a ±14.04 acre portion of the Subject Property, proximal to US Highway 441. The proposed Commercial FLU is consistent with the City's Comprehensive Plan, Policy 1.3.b., as future development will provide residents and visitors with easy access to a range of goods and services along a major thoroughfare.

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.

Development of the Subject Property, facilitated by this Ls-CPA and companion Rezoning application, provide an opportunity to locate commercial uses proximal to

residential dwellings, allowing an integration of services benefiting residents as well as visitors to the City. Site planning will be based on design concepts that support innovative design to create a cohesive development and to ensure compatibility within and surrounding the site. Internal roadways and access points will be designed to allow safe and efficient flow of vehicular traffic traveling to or from US 441, as well as within the development.

Setbacks and landscaped buffering between the proposed commercial and residential areas will provide residents with visual screening and help to ensure continued compatibility between uses. Furthermore, site design will integrate pedestrian and bicycle pathways intended to provide residents and visitors with convenient access to the development while effectively reducing traffic volumes on the roadways.

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.

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.

This Ls-CPA directly supports maximizing existing and future land use patterns through a redistribution of land uses on the Subject Property. Commercial uses on the ±14.04 acre portion will positively contribute to the City's economic development objectives by adding new opportunities for employment and establishments for residents and visitors to meet daily needs. Coordinated site development will also contribute to preserving US 441 as a Corporate Corridor Activity Center by locating commercial uses near the roadway for ease of access.

Objective 1.8: Conservation

Policy 1.8.a: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

The Subject Property contains ±7.40 acres of Conservation FLU along the southern property boundary. This application does not propose any change to or development in the existing Conservation FLU area.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. Residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

The proposed residential development will include a mix of single family, detached dwellings at different price points to satisfy a range of income levels and housing needs. Differing lot sizes will be blended throughout the residential area, resulting in a residential community with a proposed maximum density of ±3.8 dwelling units per acre. The proposed density remains below the maximum allowed density of four (4) dwelling units per acre, per Policy 1.2.b. for Moderate Density Residential FLU.

A companion Rezoning application, submitted for concurrent review, requests Planned Development Commercial (PD-Comm), Planned Development Residential (PD-R), and Conservation (CSV) zoning on the Subject Property. Consistent with Comprehensive Plan, FLUE Policy 1.2.b(7) for Moderate Density Residential, Residential Planned Development (PD-R) zoning is allowed in the City's Moderate Density Residential FLU category. The proposed Residential Planned Development, a residential community providing single-family detached dwelling units, aligns with the purpose and intent of both FLU categories as single-family dwelling units are allowed by the underlying FLU categories.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

The proposed development, facilitated by the Ls-CPA and companion Rezoning application, provide opportunities to improve quality of life by locating commercial uses near residential areas. Adherence to specific design criteria prioritizing integrated site design ensures future development will benefit residents by providing easy access to commercial opportunities along US 441.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

A minimum of ten percent (10%) open space will be provided, as indicated on the Planned Development Master Plan. Open space areas may be provided in any land use area and may contain low-intensity passive or active recreation opportunities including nature trails, wildlife viewing areas, other recreation opportunities, and stormwater management facilities.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

On site transportation facilities will be designed to ensure the efficient flow of traffic throughout the site and to limit interaction between vehicular and pedestrian traffic. Street design will utilize traffic calming measures as needed to ensure public safety. Sidewalks will be connected to form an internal network supportive of safe pedestrian travel within and between the commercial and residential land use areas.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

The Subject Property is served by City of Alachua electric, water, and wastewater infrastructure and abuts US 441 with nearby surrounding development. Proximity to a major thoroughfare and existing development directly supports efficient infrastructure design and construction by minimizing the distance required for connection, thereby

conserving materials and financial resources. Thus, the costly extension of utilities is not necessary.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high-density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

As shown in the residential PD Master Plan submitted with this application, commercial development on the Subject Property will include commercial retail space on a ±13.96 acre portion of the Subject Property, proximal to US Highway 441. The proposed Ls-CPA is consistent with the City's Comprehensive Plan, Policy 2.1.d., as future development will provide residents and visitors with easy access to a range goods and services along a major thoroughfare.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Development of the property will adhere to all buffering standards as prescribed in Section 6.2 of the City's Land Development Regulations (LDRs). A 100-ft. conservation area along the southern portion of the property further ensures compatibility of the adjacent uses.

Objective 2.5: Open Space Standards The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

As shown in the residential PD Master Plan submitted with this application, the proposed development will provide a minimum of ten percent (10%) common open space. This open space will include a range of uses, including nature trails, wildlife viewing, other recreation opportunities, and stormwater management facilities. The general location of open space and conservation area is illustrated on the PD Master Plan.

Objective 2.7: Discouragement of Urban Sprawl: The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

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.

Approval of this Ls-CPA effectively avoids proliferation of urban sprawl by supporting compact growth through the integration of residential and commercial uses along US 441. This is evidenced in Section 5 of this Report.

Goal 5: Development Standards. The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Adherence to the City's development standards, as shown on the accompanying PD Master Plan, and continued coordination with the City through the development review process, ensures the proposed development positively contributes to City's goal of safeguarding natural resources and public facility resources by employing innovative site planning to maximize utility of land. The compact development pattern integrates both residential and commercial uses on a property identified as suitable for development. The Subject Property's location along US 441 and near surrounding development also supports efficient infrastructure planning by limiting the distance required to connect to utilities infrastructure intended to serve residents.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

The Subject Property does not contain any National Wetlands Inventory (NWI)-delineated wetlands or Federal Emergency Management Area (FEMA) flood areas.

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

There are currently nine (9) types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Millhopper Sand, 0-5% Slopes (Hydro Group: A)**
- **Pamona Sand, 0-2% Slopes (Hydro group A/D)**
- **Lochloosa Fine Sand 2-5% Slopes (Hydro group: B)**
- **Kendrick Sand, 2-5% Slopes (Hydro Group: B)**
- **Gainesville Sand, 0-5% Slopes (Hydro Group: A)**
- **Millhopper Sand, 5-8% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5-8% Slopes (Hydro group: B)**

On site soils are conducive to the desired development program. The Florida Association of Environmental Soil Scientists does not consider any of the soil types associated with this property to be 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 does not contain any FEMA flood 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.

The Subject Property does not contain any NWI-delineated wetlands.

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 this site will have on available facilities and services. As shown in Section 3, acceptance of this application will not cause City facilities to operate below adopted level of service standards.

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 of this Report demonstrates how the proposed plan for the Subject Property will impact the City of Alachua's level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation facilities.

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 issued during the development plan review, following the approval of this Ls-CPA application.

Objective 7.1: Expansion and Extension of Utilities: The City shall make available, through easement or acquisition, suitable lands for utility facilities necessary to support existing and future development.

Policy 7.1.c: The City shall limit any extension of public centralized potable water and sanitary sewer geographic service areas to the corporate limits of the City unless issues of public safety arise.

This application supports Objective 7.1 and is consistent with Policy 7.1.c. in that the proposed development limits the extension of public facilities to suitable lands within the corporate limits of the City. The extension of utility facilities to serve future development along the US 441 corridor, where the Subject Property is located, reflects an efficient and compact growth pattern.

COMMUNITY FACILITIES ELEMENT

Goal 1: Wastewater. The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Future development will connect to the City's wastewater systems to ensure adequate facilities exist for proposed uses and to protect groundwater aquifer resources. Coordination with the City of Alachua during the site and development plan review process will further ensure thresholds for LOS are not exceeded, as indicated in Section 3 of this Report.

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Wastewater System Levels of Service:

c) System capacity: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Future development will connect to the City's sanitary sewer system to ensure adequate facilities exist for proposed uses and to protect groundwater aquifer resources. Coordination with the City during the site and development plan review process will further ensure thresholds for LOS are not exceeded.

As demonstrated in Section 3 of this Report, the projected sanitary sewer demand from a full buildout of the Subject Property, as proposed, would increase the City's wastewater facility to beyond 85% of permitted capacity design. This scenario contemplates full buildout of the Subject Property in one phase.

In reality, development of the Subject Property will be phased over the span of multiple years. It is assumed that, over time, facilities will be expanded, and additional capacity will become available. Future expansion is anticipated to preclude the 85% threshold being exceeded.

This Ls-CPA application does not request the reservation of system capacity; such a request will come in subsequent engineering applications. It is understood that capacity must be available for development permits to be issued.

Objective 3.3: Stormwater Design Guidelines: The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Policy 3.3.a: Stormwater facility design shall incorporate the following features, where practicable:

1. Joint use of retention and detention basins for passive recreation, habitat, and open space.

2. Use of vegetation and landscaping in and around retention and detention basin to enhance stormwater management objectives and improve aesthetics.

3. Integration of on-site retention and detention facilities with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.

4. Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetlands.

5. Where retention and detention basins are located along arterial or collector roads, the basin design shall comply with the Gainesville Urbanized Area Metropolitan Transportation Planning Organization's Urban Design Policy Manual.

Onsite stormwater management facilities will be installed and designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable. The Report demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Objective 3.4: Erosion Control: The City shall promote practices that minimize erosion, sedimentation, and stormwater runoff.

Policy 3.4.a: The City shall require development practices that minimize land disturbance, the clearing of vegetation, and the removal of topsoil. These practices shall be based on established construction best management practices such as the use of silt fences and sediment basins to retain sediment on-site.

The site will be designed to minimize disruption of topographic grade and site plans will be designed to work with the existing grade. Best management practices (BMPs) during construction will be employed to reduce erosion and minimize off site impacts.

Objective 3.5: Stormwater System Design in High Aquifer Recharge Areas: The City shall work with the Suwannee River Water Management District and the Florida Department of Environmental Protection criteria for karst stormwater management system design.

Policy 3.5.a: The following general requirements apply to stormwater management systems within high aquifer recharge areas:

1. Stormwater shall not be directly discharged to active sinkholes;

2. When soil and water table conditions allow, the use of offline retention systems for stormwater treatment shall be required;

3. Swale conveyances shall be used to the greatest extent possible and contextually appropriate;

4. Projects in areas zoned for industrial land uses shall not discharge industrial pollutants into the stormwater system or allow permit pollutants to come in contact with groundwater;

5. Natural depressions may be used for stormwater management only when hydrogeological evidence shows that the geologic structure and soils are stable and unlikely to form a direct connection to the groundwater. To verify geologic stability, the design professional shall provide soil boring information and/or supplemental data such as ground penetrating radar;

6. If the hydrogeological conditions are suitable and a natural depression is proposed for use as part of the stormwater management system, a spreader swale shall be employed at the inflow location;

7. Regular inspection shall be conducted by developer/ maintenance entity to visibly check for the indicators of or the existence of solution pipes; and,

8. Remedial plugging activities shall employ methodologies acceptable to the applicable regulatory agency (the Florida Department of Environmental Protection or the Suwannee River Water Management District.)

In accordance with City of Alachua, Water Management District, and State requirements applicable to stormwater management systems within high aquifer recharge areas, stormwater management systems will be designed to ensure post-development runoff does not exceed, nor otherwise negatively impact, pre-development levels. Stormwater will be managed onsite, with no off site storage or discharge into sinkholes.

Wholistic site planning, facilitated by approval of this application, will maximize efficiency of onsite stormwater management systems. The site will be designed to utilize dual purpose, or shared, stormwater management systems, designed and engineered for use by both residential and commercial areas.

Goal 4: Potable Water. The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1: Water System Level of Service Standards: The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

Future development will connect to the City's potable water system to ensure adequate facilities exist for proposed uses and to protect groundwater aquifer resources. Coordination with the City during the site and development plan review process will further ensure thresholds for LOS are not exceeded.

Policy 4.1.d: A wellfield protection area shall be established as a minimum of 500' around a community potable water facility wellhead, as shown on the City of Alachua Existing and Planned Water Wells Map in the Future Land Use Map Series.

The Subject Property is not within a wellfield protection area. The Subject Property's east boundary is approximately 650' from the nearest community potable water facility wellhead, which is outside of the 500' wellhead protection zone.

Objective 4.2: Water System Capital Improvements: The City shall prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element, the Capital Improvements Program of this Plan, and Regional Water Supply Plans.

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

This policy is acknowledged and understood by the applicant.

Policy 4.2.c: The City shall extend water service in a pattern consistent with the policies of the Comprehensive Plan, particularly the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Consistent with Policy 4.2.c, the proposed Ls-CPA promotes the extension of water service in a manner that facilitates compact urban growth along US 441 and discourages conversion of lands intended for rural and agricultural uses by relieving development pressure. Proximity to US 441 and surrounding development allow for efficient extension of utilities on a property the City has identified as suitable for development.

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 nine (9) types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Millhopper Sand, 0-5% Slopes (Hydro Group: A)**
- **Pamona Sand, 0-2% Slopes (Hydro group A/D)**
- **Lochloosa Fine Sand 2-5% Slopes (Hydro group: B)**
- **Kendrick Sand, 2-5% Slopes (Hydro Group: B)**
- **Gainesville Sand, 0-5% Slopes (Hydro Group: A)**
- **Millhopper Sand, 5-8% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5-8% Slopes (Hydro group: B)**

On site soils are conducive to the desired development program. The Florida Association of Environmental Soil Scientists does not consider any of the soil types associated with this property to be hydric.

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

There are no NWI-delineated wetlands on the Subject Property.

5. URBAN SPRAWL ANALYSIS

The approval of this Ls-CPA does not constitute urban sprawl. As defined in Florida Statutes, '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)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

> "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…"

As demonstrated by the following analysis, the proposed Ls-CPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County. All indicators will be shown in normal font, while consistency statements will be provided in **bold**.

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

The Ls-CPA requests a combination of Commercial, Moderate Density Residential, and Conservation FLU designations that are intended to create an integrated development offering a mix of uses, including both residential and nonresidential uses.

2. 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 Subject Property is located within the corporate limits of the City of Alachua, along US 441; not in the rural area of unincorporated Alachua County. This application is being submitted to amend the FLU designations consistent with surrounding FLU and Zoning designations and is compatible with the surrounding development pattern. The site will be served by City of Alachua utilities.

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

The Subject Property abuts US 441 and approval of this application will allow for a more interconnected US 441 corridor serving residents and visitors. The development will provide both residential and commercial uses, allowing residents to meet daily needs and commute to work wihtout relying on an automobile.

4. 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.

The Subject Property does not contain any National Wetland Inventory (NWI)-delineated wetlands or Federal Emergency Management Agency (FEMA) flood areas. However, a 100'-wide conservation area currently exists along the subject property's southern boundary, which shall remain undeveloped as part of this project. Stormwater

management systems will be designed to handle stormwater onsite with no offsite storage. Additionally, future development will connect to the City utilities systems to ensure protection of groundwater aquifer resources.

5. 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 will have buffering surrounding the perimeter and in accordance with City of Alachua development standards to further ensure compatibility, as indicated on the accompanying PD Master Plan.

6. Fails to maximize use of existing public facilities and services.

City of Alachua utilities are adjacent to the Subject Property, along US 441, and will serve the site.

7. Fails to maximize use of future public facilities and services.

This development will utilize future City of Alachua public facilities and services, further enhancing public services within the area. Development of this property is essential to help further the City's aim of providing parallel access to US 441, alleviating traffic demands on along 441.

8. 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 project site is adjacent to existing developments along US 441. Sufficient public facilities and services are available and will serve future development, aided by proximity to existing infrastructure.

9. Fails to provide a clear separation between rural and urban uses.

The Subject Property is located within the City of Alachua abutting US 441. The site is master planned with a transition of intensity and density by situating commercial uses nearest US 441 and residential to the south where surrounded by agricultural lands. This transition of density and intensity sets a clear boundary of rural and urban areas and ensures long-term compatility among uses.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

To the maximum extent practicable, the proposed development follows urban design principles, and the property will be developed consistent with urban form utilizing existing public facilities infrastructure.

11. Fails to encourage a functional mix of uses.

Approval of this Ls-CPA application will further diversify the residential and commercial uses within this area, allowing residents to have single-family detached housing and range of goods and services within a single development.

12. Results in poor accessibility among linked or related land uses.

Approval of this application will allow the development of a master planned community that is essential to future plans to create parallel access intended to alleviate traffic congestion along US 441.

13. Results in the loss of significant amounts of functional open space.

The Subject Property is privately owned and does not function as public open space. Future development plans for the property incorporate natural areas while enhancing native landscaping and removing invasive exotics. Common open spaces shall be easily accessible by community residents.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet a minimum of four (4) criteria as identified in §163.3177(6)(a)9.b.

(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.

The Subject Property is located in an area that already has surrounding development. By placing a variety of residential and commercial options within a single development and in close proximity to existing developments, this Ls-CPA will reduce development pressure on lands less suitable for development.

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

The Subject Property is adjacent to City of Alachua public facilities and City of Alachua and/or Alachua County services that will serve the development. Proximity of existing infrastructure serving surrounding development ensures future phases will also make efficient use of public facilities and services and, where possible, enhance the overall public utility systems.

(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.

Approval of this application allows both residential and commercial uses on a single development, while maintaining moderate density and intensity. The proposed amendment will allow for development in a compact efficient manner that maximizes onsite natural features, provides interconnectivity for multiple transportation modes, and a variety of single-family housing options near commercial retail. Residents can also walk or bike to work, as internal roadways will connect to Progress Park.

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

The Subject Property contains, a 100'-wide conservation area (approximately 7.40 acres with a Conservation FLU designation) along the subject property's southern boundary. This application does not propose any change to or development in the existing Conservation FLU area. In fact Conservation (CSV) zoning is proposed for this portion of the subject property to further ensure it's protection.

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

The site is located along US 441, which is characterized as a major commercial corridor. Within walking or biking distance to this site are developed commercial and residential areas. Approval of this Ls-CPA application will diversify the commercial uses and provide more housing options to the residents of the City.

6. NEEDS ANALYSIS

This Needs Analysis demonstrates the necessity for the proposed Future Land Use Map (FLUM) Designation amendment. The requested Large-scale Comprehensive Plan Amendment (LS-CPA) seeks to remove the more intensive Industrial Future Land Use (FLU) category and reduce the existing, more intensive Commercial FLU category in favor of Moderate Density Residential FLU. This is effectively a downzoning, through the removal and reduction, of Industrial and Commercial FLU-designated lands, respectively, from the City of Alachua's FLUM. The proposed Ls-CPA permits much-needed Moderate Density Residential FLU proximate to Progress Park, a major employment center within the City of Alachua.

Currently, there are approximately one-hundred and forty-two (142)[1] residential properties listed for sale in the City of Alachua's 36.56 square mile area.[2] Zillow's data is produced through a compilation of the Multiple Listing Service (MLS) used across the industry and is illustrated geographically within the City of Alachua in **Figure 7**. The listings vary in cost from $1,900,000, on the highest end, down to $147,000 for a 450 square foot home, on the lowest end. Most homes that would be constructed within the proposed Moderate Density Residential FLU, housing characteristic of a four dwelling units per acre (4 du/ac) density, are generally on the market for a few days to few weeks prior to transacting. This indicates a rapid absorption in the geographic market.

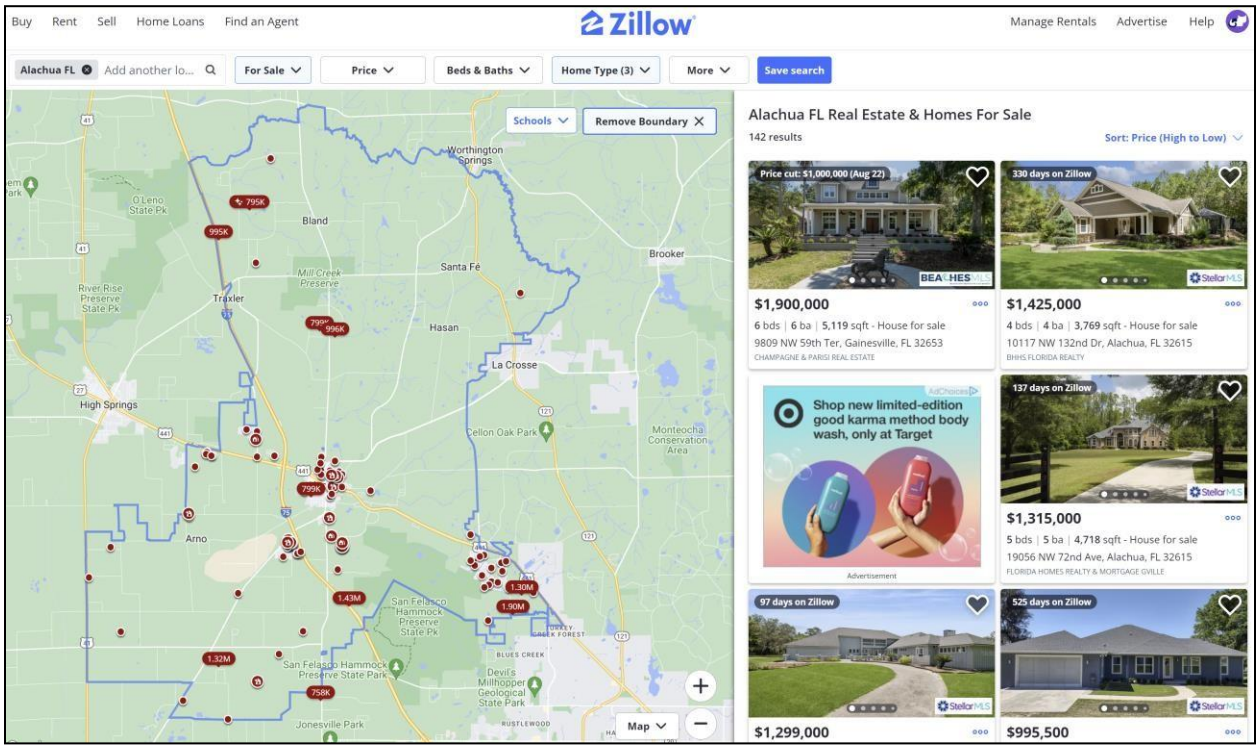


Figure 7: Zillow MLS Listing within the City of Alachua, FL

The shortage of housing is further substantiated by current planning data, which indicates the State of Florida has a deficiency of 344,000 total housing units, according to Florida's Housing Coalition. The growing demand must be met Statewide and locally in our region.

[1] Zillow Residential Search, based on Stellar Multiple Listing Service (MLS) data.
[2] 2020 U.S. Gazetteer Files". United States Census Bureau. Retrieved October 31, 2021.

The City of Alachua, which is the second largest city in Alachua County, has experienced significant growth according to the 2020 census. The City's population is 10,574 persons, an increase from 9,059 persons in the 2010 census.[1] This increase of 1,515 persons over the most recent decade 2010- 2020 represents a 16.72% increase in residential population within the City. Additional housing must be added to help the City to meet the future needs of its growing residential population.

The State of Florida has seen the second largest numeric population change in the nation, and is the second fastest growing state in the United States, according to the US Census Bureau:

"Texas experienced the largest numeric change in the nation, adding 473,453 people, followed by Florida, which added 365,205 residents. South Carolina and Florida were the two fastest-growing states in the nation, growing by 1.7% and 1.6%, respectively, in 2023."[2]

Table 9, which is derived from US Census Bureau data and the University of Florida's Bureau of Economic and Business Research (BEBR), shows that Alachua County is the 28th fastest growing of Florida's 67 counties. The City of Alachua grew by 2.55% over the period of April 1, 2020 to the US Census Bureaus' 2022 estimate, which shows an additional 270 persons added to the City in the short timeframe. With 2.48 persons per household, over one hundred and eight (108) homes would be necessary just to accommodate the demand created in the last two (2) years.

Table 9: City of Alachua Population Estimates

Jurisdiction	2022 Estimate	April 1, 2020	Population Change	
Alachua County	287,872	278,468	9,404	3.38%
Alachua	10,844	10,574	270	2.55%
Archer	1,151	1,140	11	0.96%
Gainesville	145,879	141,085	4,794	3.40%
Hawthorne	1,480	1,478	2	0.14%
High Springs	6,741	6,215	526	8.46%
LaCrosse	288	316	-28	-8.86%
Micanopy	656	648	8	1.23%
Newberry	8,066	7,342	724	9.86%
Waldo	875	846	29	3.43%
Unincorporated	111,892	108,824	3,068	2.82%

As the State's population and that of North Central Florida continue to grow, there has been a significant shift into the region from inside the State. **Figure 8**, which is from the US Census Bureau, clearly illustrates that Florida's Metropolitan Statistical Areas (MSAs) are growing. Correspondingly, the cities and communities within the MSA are also experiencing growth, especially those cities that have robust municipal infrastructure. The Cities of Alachua and Newberry, which have robust potable water and sanitary sewer systems capable of accommodating the cities' urban cores, exemplify and underscore this trend within Alachua County.

[1] https://data.census.gov/

[2] www.census.gov/newsroom/press-releases/2023/population-trends-return-to-pre-pandemic-norms.html

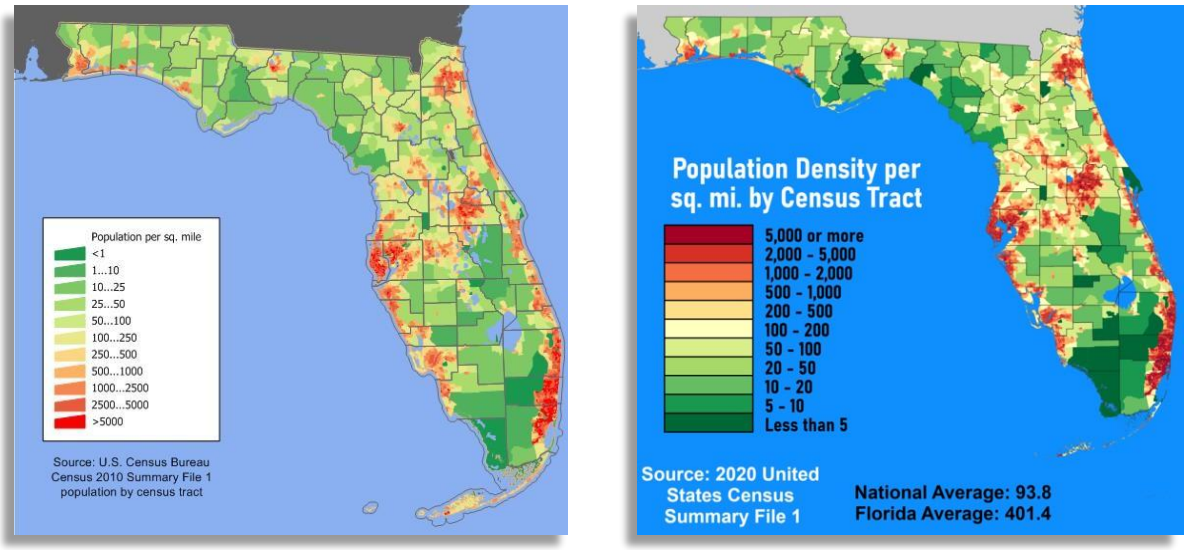


Figure 8: Population Density per Square Mile by Census Tract, 2010 and 2020

The proposed Ls-CPA represents a needed reallocation of the Moderate Density Residential FLU category near one of the City's largest jobs/employment centers, specifically Progress Park. The reallocation of residential land use proximate to established employment center represents and reinforces sound planning principles in the form of supporting multi-modal transportation options, which are also needed in the City of Alachua.

This Needs Analysis looks beyond population growth and also demonstrates the need for more resilient and sustainable land use forms in the City. Too many existing and proposed residential communities house or place residents in areas where the only option to meet daily, weekly, and occasional needs are using single-occupant vehicles.

Through the proposed Ls-CPA, onsite residents can procure both employment and goods without the need to drive personal vehicles. Reducing the reliance on vehicles for every need external to the residence also reduces Vehicle Miles Traveled (VMT), thereby promoting more sustainable energy practices and reducing the reliance on fossil fuel. Therefore, in the demonstration of need, the land use form requested is consistent with the City's Comprehensive Plan Vision Element, where Goal 3 states: [emphasis added]

GOAL 3: Transportation Mobility: The City of Alachua transportation system includes a heavily traveled U.S. 441 corridor and a walkable downtown Main Street. The City will promote a safe, convenient and aesthetically pleasing transportation environment that provides for various modes of transportation. The City will encourage multi-modal enhancements and trail systems. The expansion of sidewalks and sidewalk continuity will be directed to areas where pedestrian walkability is desirable, with particular focus upon providing greater pedestrian connectivity within and between the downtown commercial and residential areas. The City will continue to pursue the interconnectivity of development in order to reduce negative impacts upon transportation infrastructure.

The Vision Element's Goal 4 speaks to Housing, specifically housing options and choice. The requested Ls-CPA and accompanying Rezoning applications, which seek both a Planned Development - Residential (PD-R) and Planned Development - Commercial (PD-Comm) will create a mixed-use community as directed in Goal 4, which states: [emphasis added]

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe,

affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

The proposed Ls-CPA responds to many of the needs expressed in the City's Vision Element. The homes that would be enabled through the proposed Moderate Density Residential FLU are clearly in the range of affordable or attainable housing, scaled to meet workforce housing demand, and sized for empty nesters or senior housing. Housing for the disabled is also possible and probable with smaller footprints and accessible, single-story residences.

As is evidenced by the FLUM's land use pattern, the City has its main industrial core west of Interstate 75 (I-75) with large-scale distribution, logistics, and manufacturing & production businesses thriving in that area. Along the US Highway 441 (US 441) corridor limited pockets of Industrial FLU exist, with many vacant or underutilized properties and a trend of land use changes to less intense commercial or employment uses occurring. Given the length of time the Subject Property has been designated Industrial, yet undeveloped, this too speaks to the need for a different FLU category in this specific location within the City. Removal of the unnecessary or inappropriately placed Industrial is a sound and logical direction for the City's continued growth.

Lastly, reducing the existing Commercial FLU category on the property to a smaller scale proportion, more aligned with the site's location and character makes good planning sense. A smaller allocation is more likely to sponsor the development of community supportive services typically associated with the requested Moderate Density Residential FLU. This Ls-CPA facilitates the creation of new appropriately scaled businesses with an opportunity to locate along the US 441 corridor to service existing residents and other complementary non-residential properties.

Application Package
Table of Contents

1. Response Letter
2. LsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Public School Student Generation Form**
9. Map Set

CERTIFICATION

PROJECT NAME : The Hammock **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Northwest Capacity Required 41

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane Capacity Required 20

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe 31

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 09.20.2024

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

*163.3180(6)(g), F.S. (2023)

Application Package
Table of Contents

1. Response Letter
2. LsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. **Map Set**

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Gerald Criswell Park
Burnetts Lake Blvd
NW 150th Ave
NW 103rd Ter
NW 99th St
NW 89th St
NW 107th Ter
Martin Luther King Blvd
Rachael Blvd
UF Livestock Testing Site
Santa Fe College Annx
Dor Child Health Services
Sage Blvd
NW Nano Ct
Preacher Copeland Park
Sid Martin Biotechnology Bldg
441
Subject Property
Calvary Baptist Church of
Alachua County
City of Alachua
NW 104th Ter
NW US Highway 441
Sewage Treatment Facility
Research Cir
Progress Blvd
Cellon Creek Blvd
NW 123rd Pl
NW 129th Ter

Legend

- Subject Property
- Alachua County

0 600 1,200 2,400 3,600 4,800 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983
Datum: D_North_American_1983

Prepared by: Employee ###
Date: 10/10/2024

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project\Project.aprx

CHW
AN NV5 COMPANY
www.chw-inc.com

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Santa Fe College Annx

Florida Department of Revenue

Preacher Copeland Park

Wastewater Treatment Facility

Subject Property

Alachua County

City of Alachua

Water Tower

Fire Station

Legend

- Subject Property
- Alachua County

NORTH

0 600 1,200 2,400 3,600 4,800 Feet

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US (0.304801)
Geographic Coordinate System: GCS_North_American_1983

Prepared by: Employee ###
Date: 8/29/2024

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\ProjectProject.aprx

CHW
AN NV5 COMPANY
www.chw-inc.com

ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Sage Blvd
Rachael Blvd
Sage Blvd
Dor Child Health Services
441
NW US Highway 441
441
441
20
Research Dr
NW US Highway 441
NW US Highway 441
Calvary Baptist Church of
Subject Property
±103.84 Acres
A Portion of
Tax Parcel #
03957-000-000
NW 104th Ter
20
441
Research Cir
Alachua County
City of Alachua
Cellon Creek Blvd
Cellon Creek

Legend

- Subject Property
- Alachua County Tax Parcels
- Alachua County

0 250 500 1,000 1,500 2,000 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,968,500.0000000000
False Northing: 0.0000000000
Central Meridian: -84.5000000000
Latitude Of Origin: 29.0000000000
Standard Parallel 1: 30.7500000000
Standard Parallel 2: 29.5833333333
GCS_North_American_1983

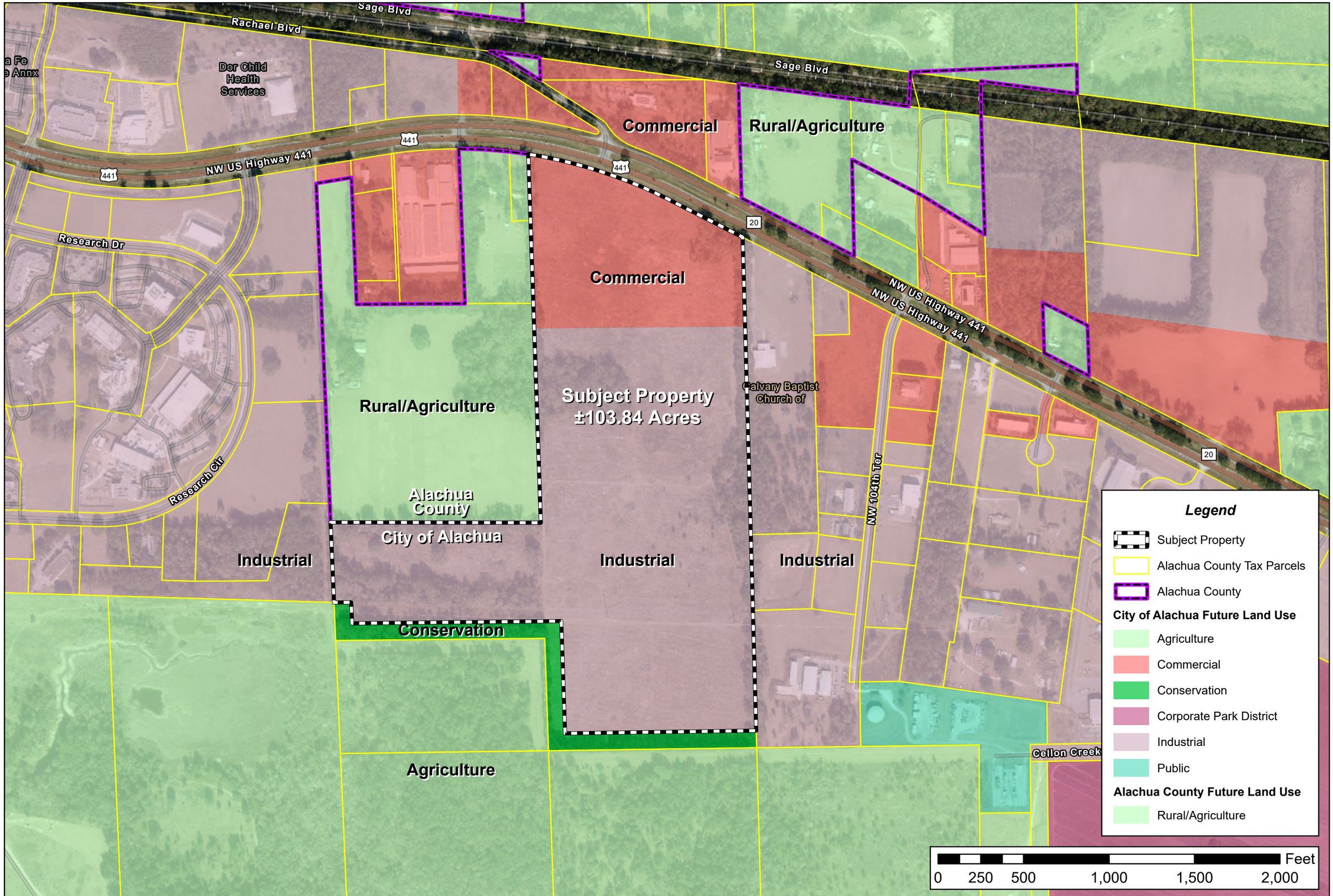
Prepared by: Employee ###
Date: 10/10/2024

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project\Project.aprx

CHW
AN NV5 COMPANY
www.chw-inc.com

ILLUSTRATION 2A:
EXISTING
FLU MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/10/2024

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project.aprx

CHW
AN NV5 COMPANY
www.chw-inc.com

ILLUSTRATION 2B:
PROPOSED
FLU MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Sage Blvd
Rachael Blvd
Sage Blvd
Dor Child Health Services
Commercial
Rural/Agriculture
441
NW US Highway 441
441
441
20
Research Dr
Commercial
NW US Highway 441
NW US Highway 441
Rural/Agriculture
Subject Property
±103.84 Acres
Calvary Baptist Church of
NW 104th Ter
20
Research Cir
Alachua County
City of Alachua
Industrial
Moderate Density Residential
Industrial
Conservation
Agriculture

Legend

- Subject Property
- Alachua County Tax Parcels
- Alachua County

City of Alachua Proposed Future Land Use

- Agriculture
- Commercial
- Conservation
- Corporate Park District
- Industrial
- Moderate Density Residential
- Public

Alachua County Future Land Use

- Rural/Agriculture

0 250 500 1,000 1,500 2,000 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000000000
False Northing: 0.000000000000
Central Meridian: -84.500000000000
Latitude of Origin: 29.000000000000
Standard Parallel 1: 30.750000000000
Standard Parallel 2: 29.583333333333
Linear Unit: Foot_US
GCS: North_American_1983

Prepared by: Employee ###
Date: 10/10/2024

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project\Project.aprx

CHW
AN MVS COMPANY
www.chw-inc.com

ILLUSTRATION 3A:
EXISTING
ZONING MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Sage Blvd
Rachael Blvd
Sage Blvd
Dor Child Health Services
CI
A
441
NW US Highway 441
441
441
R-1A
20
Research Dr
NW US Highway 441
NW US Highway 441
Subject Property
±103.84 Acres
Calvary Baptist Church of
A
NW 104th Ter
Research Cir
Alachua County
City of Alachua
PUD
A (County Agriculture)
ILW
A

Legend

- Subject Property
- Alachua County Tax Parcels
- Alachua County

City of Alachua Zoning

- (A) Agriculture
- (GF) Government Facilities
- (CP) Corporate Park District
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (IG) Industrial General
- (ILW) Industrial, Light and Warehousing
- (PUD) Planned Unit Development
- (A) County Agriculture

Alachua County Zoning

- (A) Agricultural
- (R-1A) Single Family Residential

0 250 500 1,000 1,500 2,000 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 656166.666000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
Units: Meter
Datum: North_American_1983

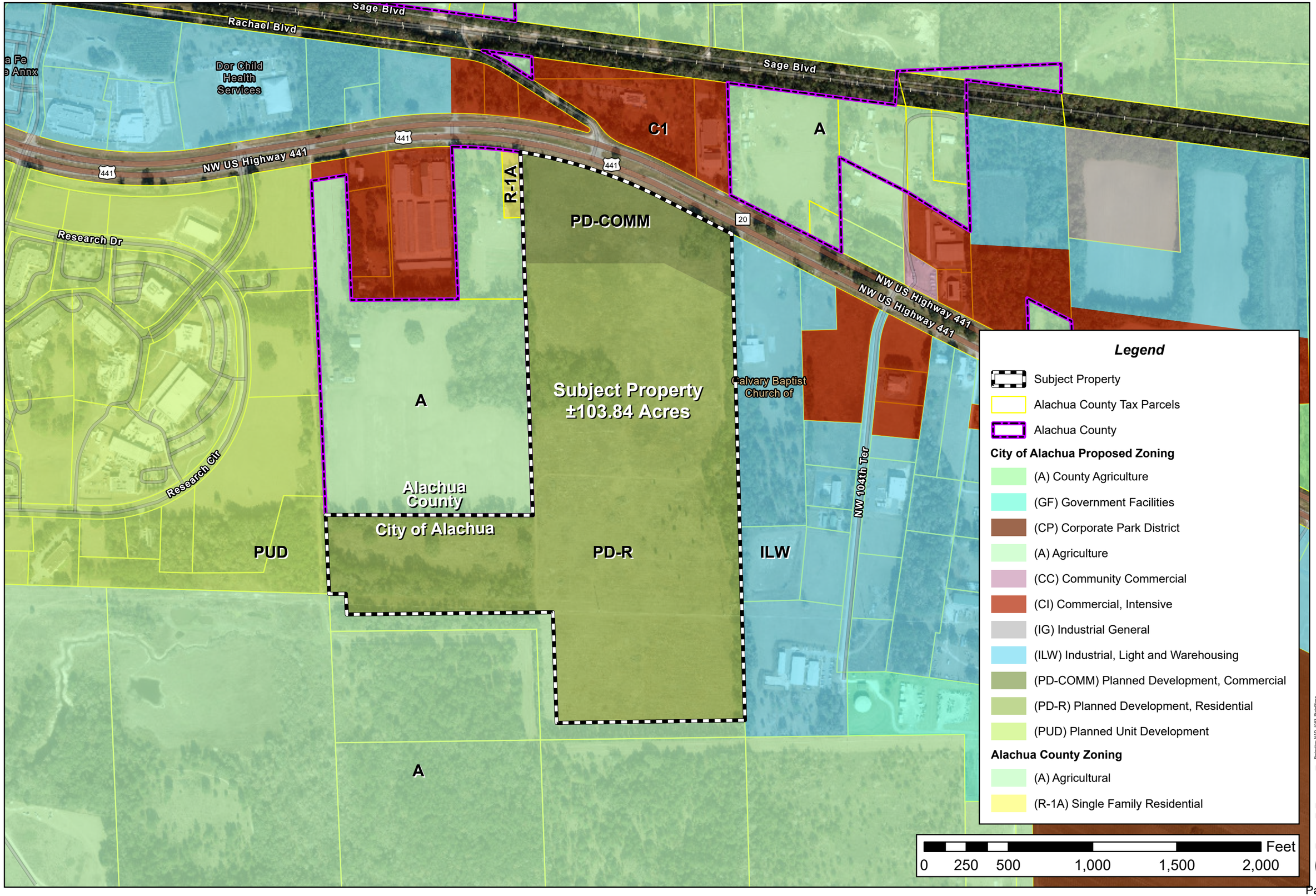
Prepared by: Employee ###
Date: 10/10/2024

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project.aprx

CHW
AN NV5 COMPANY
www.chw-inc.com

ILLUSTRATION 3B:
PROPOSED
ZONING MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983
Prepared by: Employee ###
Date: 10/10/2024
Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project.aprx

CHW AN NV5 COMPANY
www.chw-inc.com

ILLUSTRATION 4:
ENV. MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Subject Property
±103.84 Acres

FLOOD ZONE: X

Sage Blvd
Rachael B vd
Por Child Health Services
NW US Highway 441
Research Dr
Calvary Baptist Church of
NW 104th Ter
Cellon Creek

Legend

- Subject Property
- Alachua County Tax Parcels
- 2 ft. Contours
- 10 ft. Contours

Flood Hazard Zone

- A

National Wetlands Inventory

- Permanently Flooded
- Semipermanently Flooded
- Seasonally Flooded

0 250 500 1,000 1,500 2,000 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,968,500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/10/2024

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project\Project.aprx

CHW
AN NV5 COMPANY
www.chw-inc.com

ILLUSTRATION 5:
SOILS MAP

MUSYM	MUNAME	HYDRGRP
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	A
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	A
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	A
14	POMONA SAND, 0 TO 2 PERCENT SLOPES	A/D
29	LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES	A
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	B
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	A
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	A
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	B

Sage Blvd
Research Dr
Research Cir
NW US Highway 441
NW 104th Ter
Cellon Creek Blvd
Cellon Creek
Calvary Baptist Church of
441
20

Subject Property
±103.84 Acres

3
72
8
30
3
3
30
71
3
8
14
29
3
5
30
35

Legend
- Subject Property
- Alachua County Tax Parcels

0 250 500 1,000 1,500 2,000 Feet

NORTH

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

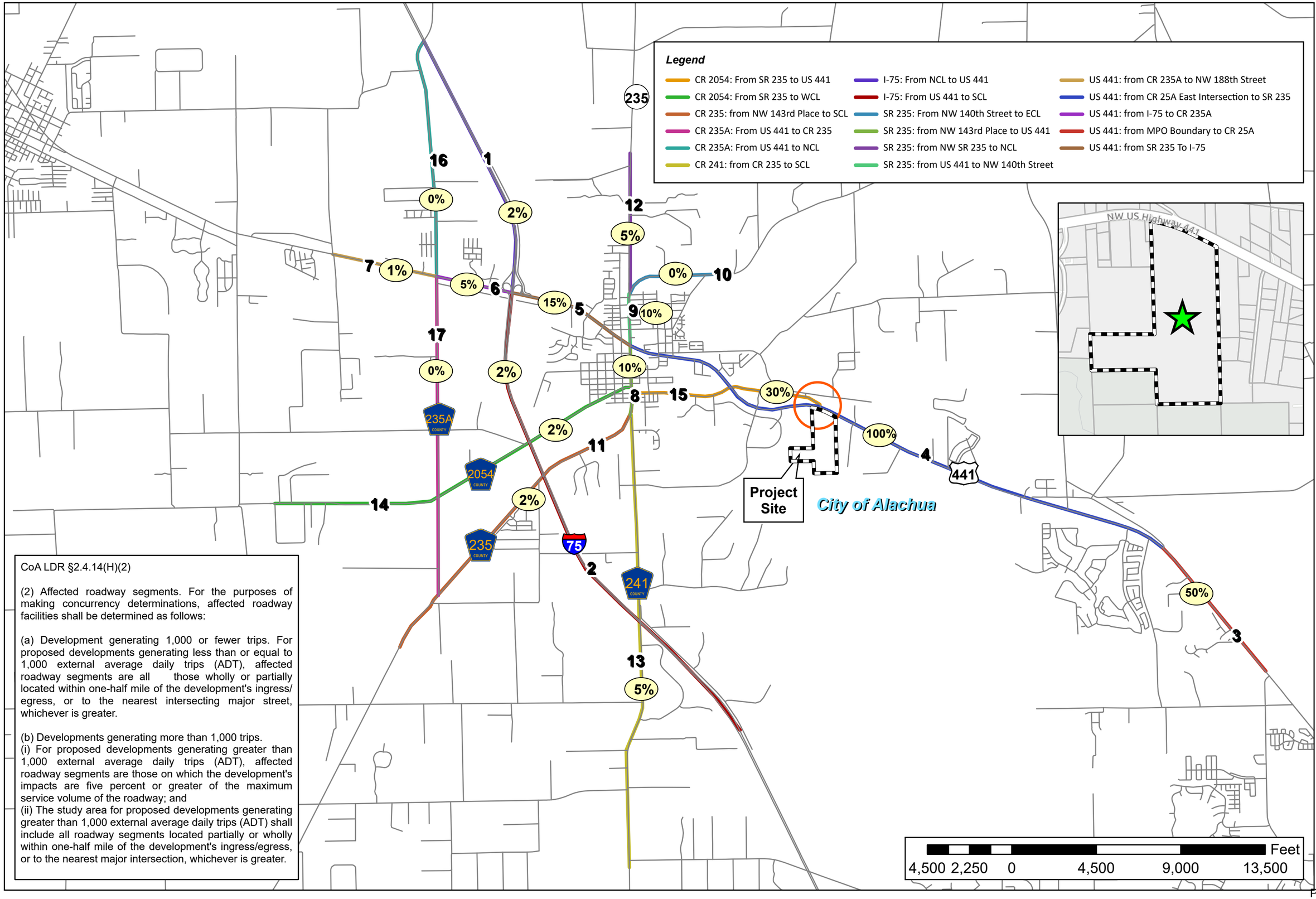
Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983
Datum: D_North_American_1983

Prepared by: Employee ###
Date: 10/10/2024

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project\Project.aprx

CHW
AN NV5 COMPANY
www.chw-inc.com

Roadway Segment Concurrency



CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 656166.666667
False Northing: 0.000000
Central Meridian: -84.500033
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 8/22/2024

Professional Consultants

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project\Project.aprx

Bryan S. Thomas, AICP
Director of Planning & Community Development
Planning and Community Development Department

As Director Bryan oversees the operations of the Planning & Community Development and Code Enforcement Departments for the City of Alachua. Bryan strives to help the city attain its vision of providing a vibrant, growing and diverse community through the implementation of smart growth planning principals. Bryan worked in the private sector in economic development and real estate, and earned a master's degree in Urban & Regional Planning from Florida State University and a bachelor of arts degree from the University of Florida.

EDUCATION

University of Florida
Bachelor of Arts in Liberal Arts & Sciences,
Major in Economics, Minor in Philosophy
Graduated: 1989

Florida State University
Master of Urban and Regional Planning
Graduated: 1992

Gainesville High School
High School Diploma
Graduated: 1981

WORK EXPERIENCE

City of Alachua, FL | Director of Planning & Community Development | June 2025 to present
City of Lake City, FL | Principal Planner | Sept. 2024-June 2025
City of Newberry, FL, | Director of Planning & Economic Development | Jan. 2014-June 2025
North Central Florida Regional Planning Council, Gainesville, FL | Economic Development Director | 2008-Dec. 2013
City of Jacksonville, FL, | Associate Planner | July 1992-1995
Apalachee Regional Planning Council, Tallahassee FL | Associate Planner | 1991-1993

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Fla. Redevelopment Association

CERTIFICATES AND OTHER SKILLS

American Institute of Certified Planners |
Jun 2025-Present
Fla. Society of Certified Public Managers |
Certified July 2023
Fla. Redevelopment Association |
Redevelopment Administrator (application pending)

ORDINANCE 25-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENISVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), COMMERCIAL (± 14.04-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act (Section 163.3161 et. Seq.), Florida Statutes, requires each local government to maintain a comprehensive plan; and,

WHEREAS, an application for a large-scale Comprehensive Plan amendment, as described below, to the Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on July 8, 2025, by the City of Alachua Planning and Zoning Board, sitting as the Local Planning Agency (LPA), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on July 28, 2025, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Commerce and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the Florida Department of Commerce has reviewed the proposed amendment and issued its comment letter on August 25, 2025; and,

WHEREAS, the City Commission considered the comments and recommendations received from the Florida Department of Commerce and reviewing agencies; and,

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on October 13, 2025, with no changes since the transmittal hearing; 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 as findings of fact, that the Alachua 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 CITY COMMISSION 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 proposed Future Land Use Map amendment is consistent with the 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 on the subject property generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054), Tax Parcel 03957-000-000, from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Moderate Density Residential (± 89.80-acres), Commercial (± 14.40-acres), and Conservation (7.40-acres) in accordance with the legal descriptions in Exhibit "A" and map in Exhibit "B" attached hereto and incorporated herein.

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 ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission 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 a 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 this ordinance, after the exclusion 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 these plan amendments shall be 31 days after the state land planning agency notifies the City of Alachua, Florida that the plan amendment package is complete, unless a timely challenge has been filed by an affected person in accordance with Chapter 163.3184, Florida Statutes. If timely challenged, these plan amendments shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this plan amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading on the 28th day of July, 2025.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 13th, day of October, 2025.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladres, City Manager/Clerk

APPROVED AS TO FORM

City Attorney

EXHIBIT "A"

LEGAL DESCRIPTIONS:

DESCRIPTION FOR: FLU: Moderate Density Residential

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 89°59'35" EAST, A DISTANCE OF 832.89 FEET; THENCE SOUTH 63°28'10" EAST, A DISTANCE OF 460.46 FEET TO AFOREMENTIONED EAST LINE OF SECTION 24; THENCE SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2508.10 FEET TO THE POINT OF BEGINNING.
CONTAINING 89.80 ACRES, MORE OR LESS

DESCRIPTION FOR: FLU: Commercial

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2°00'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 658.70 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, WITH THE SOUTH RIGHT OF WAY LINE FOR US HIGHWAY NO. 441 (HAVING A RIGHT OF WAY WIDTH OF 200 FEET), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2764.93 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 72°06'27" EAST, 882.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°22'24", AN ARC LENGTH OF 886.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 62°59'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 468.43 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 380.00 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 63°28'10" WEST, A DISTANCE OF 460.46 FEET; THENCE SOUTH 89°59'35" WEST, A DISTANCE OF 832.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.04 ACRES, MORE OR LESS

DESCRIPTION FOR: FLU; Conservation

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

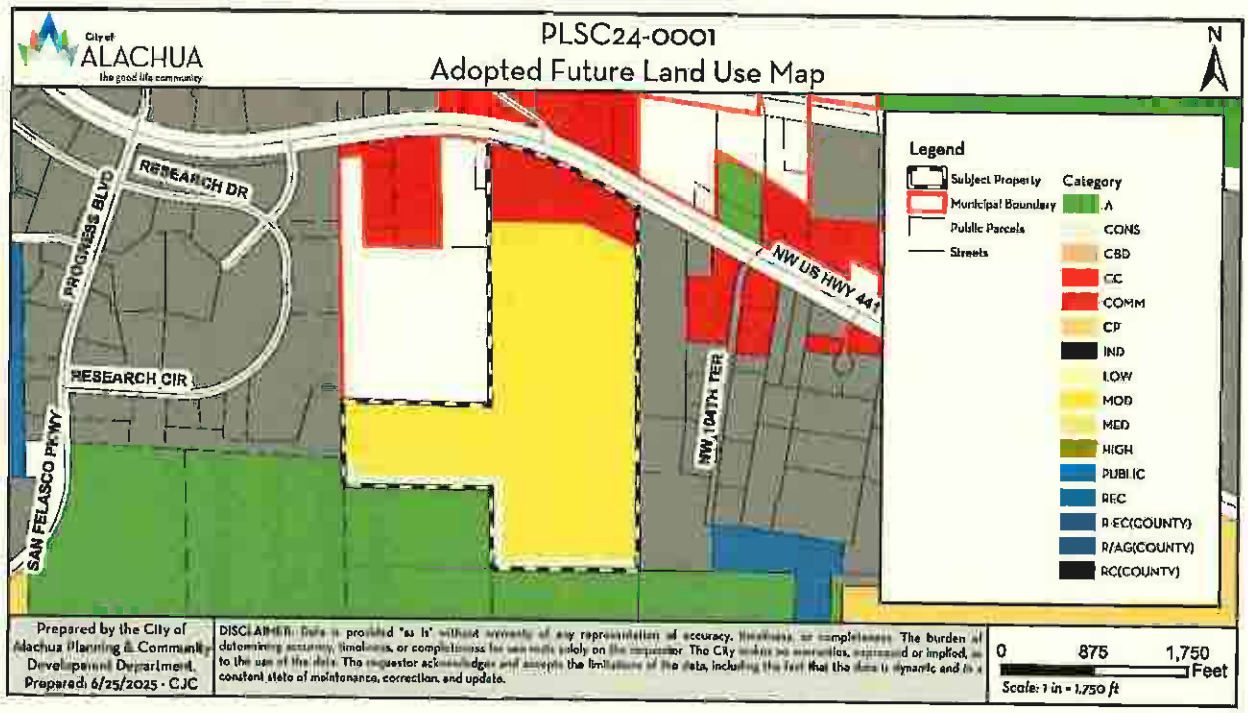
THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST ¼ OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYING SOUTHERLY OF THE EASTERLY PROJECTION OF THE SOUTH LINE OF "REPLAT OF PROGRESS CENTER" A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CONTAINING 7.40 ACRES (IN AGGREGATE), MORE OR LESS.

EXHIBIT "B"


City of ALACHUA
the good life community
PLSC24-0001
Adopted Future Land Use Map
N
RESEARCH DR
PROGRESS BLVD
RESEARCH CIR
SAN FELASCO PKWY
NW US HWY 441
NW 104TH TER
Legend
Subject Property
Municipal Boundary
Public Parcels
Streets
Category
A
CONS
CBD
CC
COMM
CP
IND
LOW
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department. Prepared: 6/25/2025 - CJC
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness lies 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.
0
875
1,750
Feet
Scale: 1 in = 1,750 ft

Association's 2026 Park Ranger of the Year. The award was presented Jan. 27 during the Florida Park Service's annual Park Manager Meeting in Fort Lauderdale.

BE TOO!

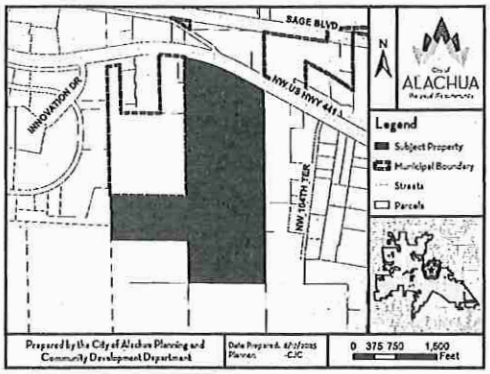
City of ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 9, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance:

ORDINANCE 25-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENISVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), COMMERCIAL (± 14.04-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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 - January 29, 2026)

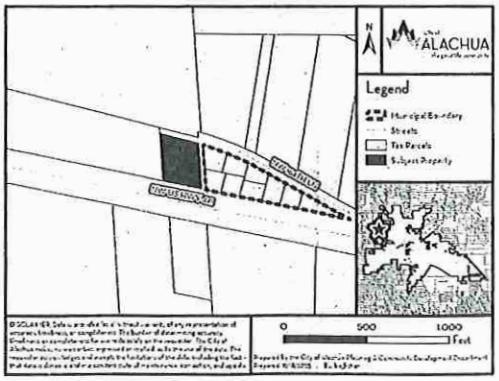
City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 09, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

ORDINANCE 26-03

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 +/- 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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 - January 29, 2026)

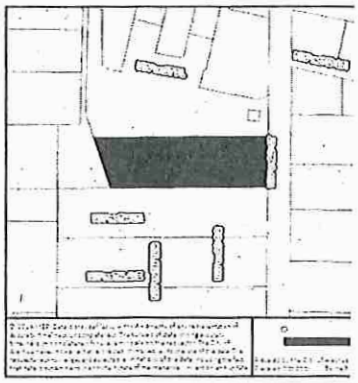
City of LAC

NOTICE OF PUI HEARING BEF(THE PLANNING ZONING BOA OF THE CITY ALACHUA, FLO

Notice is hereby given that the Planning & the City of Alachua will hold a public hearin 2026 at 6:00 p.m. The hearing will be held in t Commission Chambers in City Hall, located Terrace, Alachua, Florida, to consider the follc

Application #: PR25-0001 – Alachua San Phase 2

A request by Professional Engineering applicant and agent for Alachua 441/235, LI Group, LLC, property owners, for consid Specific Amendment to the Official Zoning Atl proposed amendment would change the zoni 4.17– acre subject property from Agricultural Intensive (CI). The subject property is Alachua 03042-052-007. Existing Zoning: Agricultural Commercial Intensive (CI).



At the public hearing, all interested parties heard with respect to the application. Copies staff report, and any related application mater public inspection at the Planning and Comm Department, 15100 NW 142nd Terrace, Alacl regular business day between the hours of 7:3 one week prior to the date of hearing. Writte application may be sent to the following addr Planning and Community Development, P.(FL, 32616. Notice is given pursuant to Sectic Statutes, that, in order to appeal any decisio hearing, you will need a record of the proce such purpose, you may need to ensure tha of the proceedings is made, which include evidence upon which the appeal is to be based the Americans with Disabilities Act, any pers requiring reasonable accommodation in or this meeting should call the City Clerk at (38 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - Jan

City of ALACHUA
the good life community

MAILED
JAN 2 6 2026

RODOLFO VALLADARES
CITY MANAGER

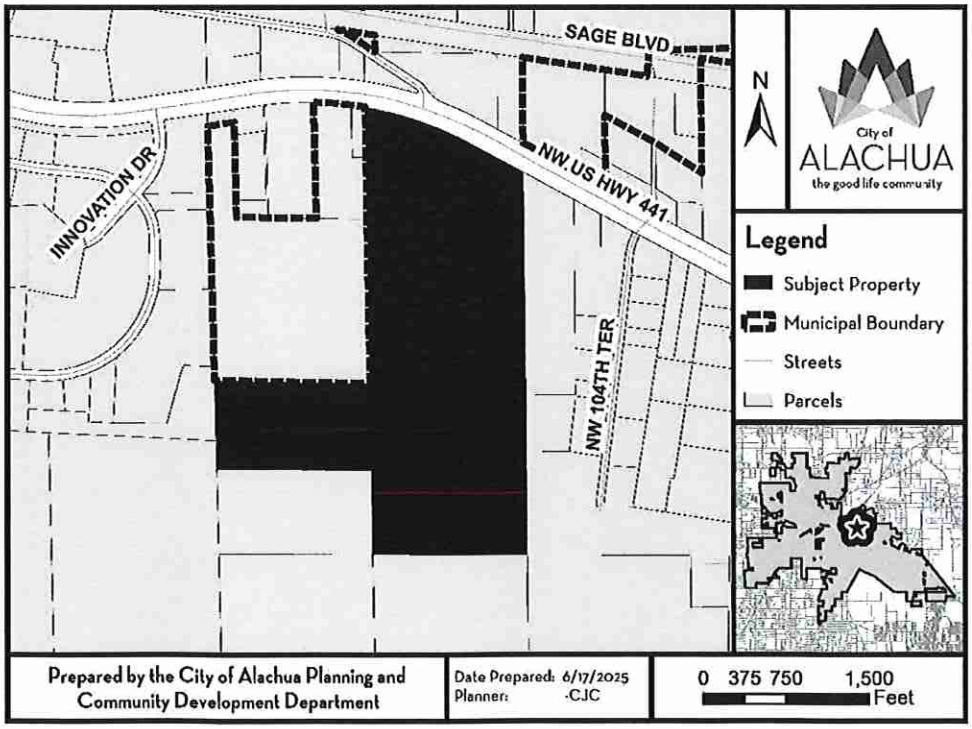
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 9, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance:

ORDINANCE 25-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENISVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), COMMERCIAL (± 14.04-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



MAILED

JAN 2 6 2026

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.

03953-000-000
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03953-001-001
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03953-002-000
AMSDELL STORAGE VENTURES 59 LLC
20455 EMERALD PARKWAY DR SW STE
CLEVELAND, OH 44135

MAILED
JAN 2 6 2026

03953-004-000
PRUITT EDGAR LEE JR LIFE ESTATE
PO BOX 894
ALACHUA, FL 32616

03953-004-001
SAGAR ROBERT G & TERRY
PO BOX 1809
ALACHUA, FL 32616

03956-000-000
STATE OF FLORIDA IIF
TIITF/REC & PARKS, SAN FELASCO STA
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03956-010-000
CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03956-010-038
PROGRESS CENTER PROPERTY OWNE
PO BOX 969
ALACHUA, FL 32616

03957-000-000
SAN FELASCO RESEARCH VENTURES
PO BOX 238
LAKE BUTLER, FL 32054

03958-000-000
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03961-000-000
MCMILLAN EULA LOLE LIFE ESTATE
PO BOX 1011
ALACHUA, FL 32616

03961-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03962-000-000
SCENTWORX INC
PO BOX 253
ALACHUA, FL 32616

03962-001-000
HILLMAN SUPPLY COMPANY INC
PO BOX 2339
ALACHUA, FL 32616

03964-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

05949-004-000
CALVARY BAPTIST CHURCH OF ALACH
PO BOX 1227
ALACHUA, FL 32616

05949-009-000
STATE OF FLORIDA IIF
TIITF REC & PARKS, SAN FELASCO HAM
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

05949-011-002
STARLINE LLC
30 NORTH GOULD ST R
SHERIDAN, WY 82801

05949-011-003
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-011-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-014-000
GEOLINE HOLDINGS LLC
13430 NW 104TH TER #A
ALACHUA, FL 32615

05949-015-000
ALACHUA 441 LLC
12801 NW 56TH AVE
GAINESVILLE, FL 32653

05949-016-000
WOODSCAPES INTERIORS INC
26509 W US HWY 27
HIGH SPRINGS, FL 32643

05949-017-000
DCB GABLES LC
110 NW 2ND AVE
GAINESVILLE, FL 32601

05949-019-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05971-000-000
CHAMBERS & LEE TRUSTEES
1225 NW FRONTIER DR
LAKE CITY, FL 32055

03962-000-000
SCENTWORX INC
10912 RACHAEL BLVD
Alachua FL 32615

03961-000-000
MCMILLAN EULA LOLE LIFE ESTATE
14060 NW US HWY 441
Alachua FL 32615

03953-004-001
SAGAR ROBERT G & TERRY
14014 NW US HWY 441
Alachua FL 32615

MAILED
JAN 2 6 2026

03953-004-000
PRUITT EDGAR LEE JR LIFE ESTATE
14018 NW US HWY 441
Alachua FL 32615

03962-001-000
HILLMAN SUPPLY COMPANY INC
13935 NW US HWY 441
Alachua FL 32615

05971-000-000
CHMABERS & LEE TRUSTEES
13925 NW US HWY 441
Alachua FL 32615

05949-015-000
ALACHUA 441 LLC
13450 NW 104TH TER
Alachua FL 32615

03953-002-000
AMSDELL STORAGE VENTURES 59 LLC
14024 NW US HWY 441
Alachua FL 32615

05949-004-000
CALVARY BAPTIST CHURCH OF ALA
13920 NW US HWY 441
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st St
Gainesville, FL 32601

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, Fl 32653

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Gerry Dedenbach and NV5 staff POSTED THE LAND USE SIGN(S)
(Print Name)

ON 1/26/26 FOR THE The Hammock LSCPA
(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.

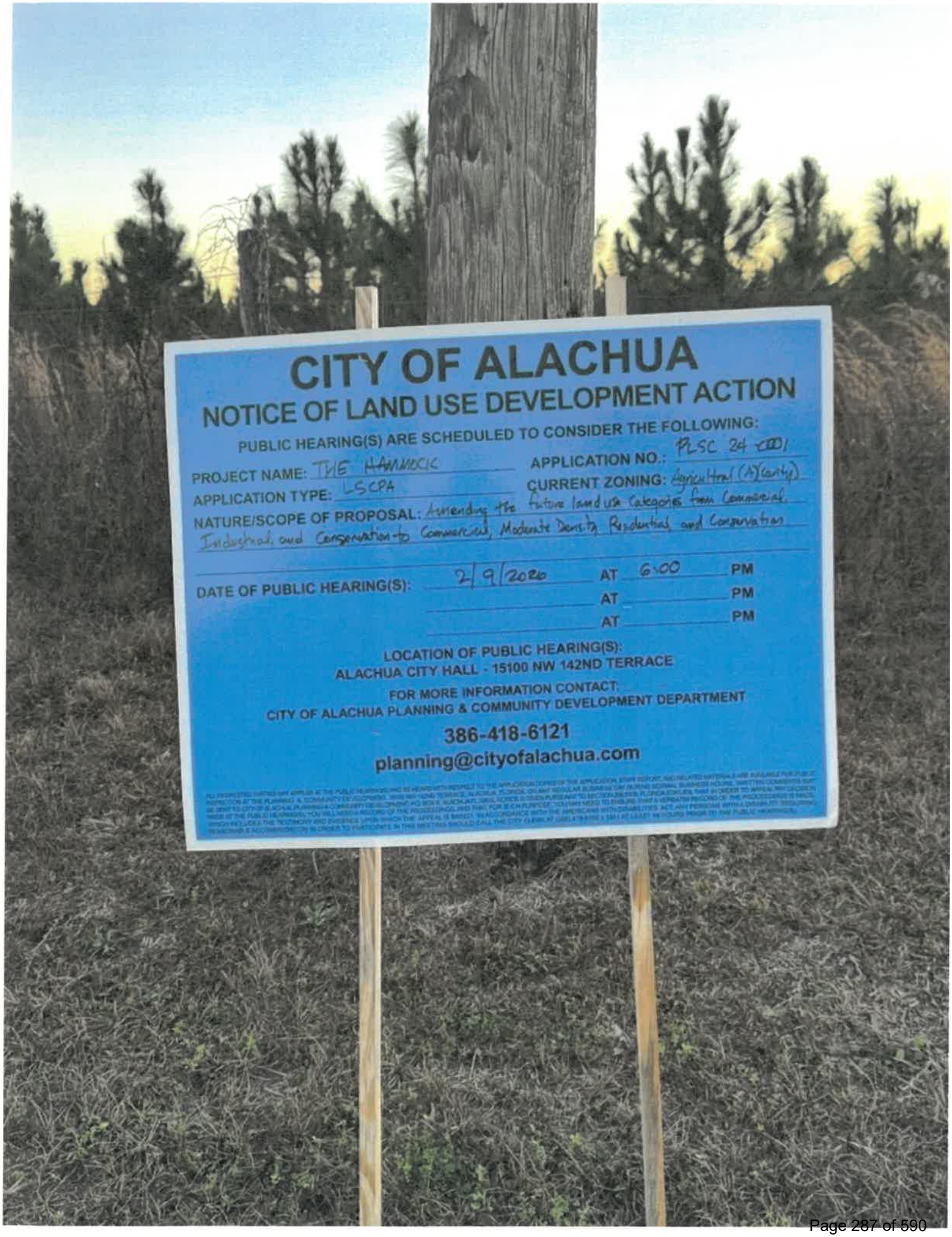
(Signature)

Four
(Number of signs)

WARNING
NATURAL GAS PIPELINES
CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME:
APPLICATION NO.
APPLICATION TYPE:
CURRENT ZONING
NATURE/SCOPE OF PROPOSAL:
DATE OF PUBLIC HEARING(S):
AT
PM
AT
PM
AT
PM
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15160 NW 142ND TERRACE
FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com

CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME:
APPLICATION NO:
APPLICATION TYPE:
CURRENT ZONING:
NATURE/SCOPE OF PROPOSAL:
DATE OF PUBLIC HEARING(S):
AT:
PM
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15927 NW 142ND TERRACE
FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com

CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME:
APPLICATION NO:
APPLICATION TYPE:
CURRENT ZONING:
NATURE/SCOPE OF PROPOSAL:
DATE OF PUBLIC HEARING(S):
AT PM
AT PM
AT PM
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE
FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com


CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: THE HAMMOCK
APPLICATION NO.: PLSC 24-0001
APPLICATION TYPE: LSCPA
CURRENT ZONING: Agriculture (A)(county)
NATURE/SCOPE OF PROPOSAL: Amending the future land use categories from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation
DATE OF PUBLIC HEARING(S): 2/9/2026 AT 6:00 PM
AT PM
AT PM
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE
FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com

Commission Agenda
Item

MEETING DATE: February 9, 2026

SUBJECT: ORDINANCE 26-02: 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 ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.(Legislative Hearing; First Reading).

PREPARED BY: Bernadette Fisher

RECOMMENDED ACTION:

Staff recommends that the City Commission find the Small-Scale Comprehensive Plan Amendment for Mallard Construction & Electric, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) approve Ordinance 26-02 upon first reading and (2) schedule second and final reading for February 23, 2026.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Small-Scale Comprehensive Plan Amendment for Mallard Construction & Electric, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) approve Ordinance 26-02 upon first reading and (2) schedule second and final reading for February 23, 2026.*

Summary

The application is a request by NV5, Inc (applicant/agent) on behalf of Mallard Construction & Electric, LLC (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 to Community Commercial on a ±1.35-acre subject property tax parcel 03046-004-000. 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) to Community Commercial (CC).

Existing Future Land Use Designation

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.

Proposed Future Land Use Designation

Policy 1.3.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Community Commercial land use category, the purpose of which is "to serve as a transitionary land use category between residential and commercial land use categories."

On January 13, 2026, the City of Alachua Planning & Zoning Board held a duly advertised public hearing and voted 4-0 to transmit the application to the City Commission with a recommendation to approve.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-02
2. Staff Report & Supporting Materials
3. Application Materials
4. Public Notice Materials

ORDINANCE 26-02

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 ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Small-Scale Comprehensive Plan Map 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 January 13, 2026, 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 a duly advertised public hearings on February 9, 2026 and _____, 2026 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 to Community Commercial on a ± 1.35-acre subject property, consisting of Tax Parcel Number 03046-004-000, 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 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 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 9th day of February, 2026.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2026.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

_____ _____
Rodolfo Valladares, City Manager/Clerk Scott Walker, City Attorney

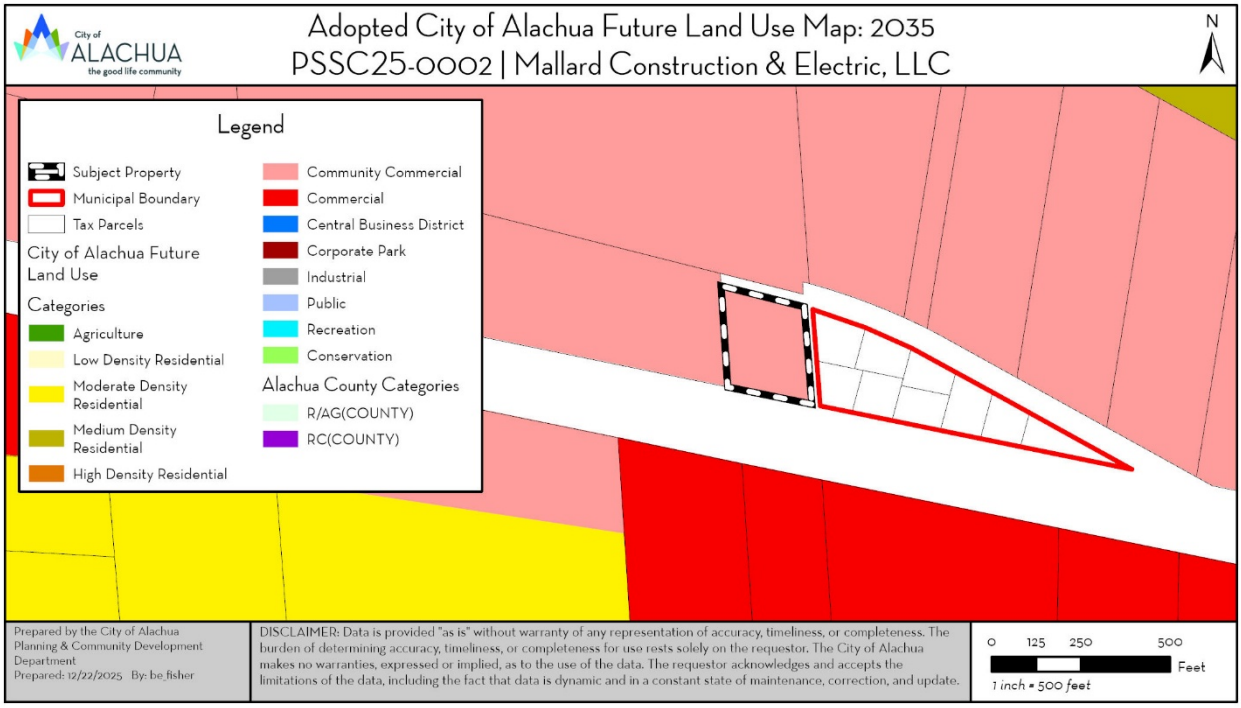
EXHIBIT "A"

LEGAL DESCRIPTION:

Tax Parcel 03046-004-000 Legal Description:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7 OF OAKMONT ESTATES, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN WESTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO'S. 20 AND 25 (200 FEET RIGHT OF WAY) ALSO KNOWN AS U.S. HIGHWAY NO. 441, A DISTANCE OF 20 FEET MORE OR LESS TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY LINE OF A STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET; THENCE RUN NORTHWESTERLY, PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF THE STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY, A DISTANCE OF 286 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD STATE ROAD NO'S. 20 AND 25; THENCE RUN EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 210 FEET MORE OR LESS TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE AFOREMENTIONED WESTERLY LINE OF STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 270 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"


City of ALACHUA
the good life community
Adopted City of Alachua Future Land Use Map: 2035
PSSC25-0002 | Mallard Construction & Electric, LLC
N
Legend
Subject Property
Municipal Boundary
Tax Parcels
City of Alachua Future Land Use
Categories
Agriculture
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Community Commercial
Commercial
Central Business District
Corporate Park
Industrial
Public
Recreation
Conservation
Alachua County Categories
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 12/22/2025 By: be_fisher
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 of Alachua 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 data is dynamic and in a constant state of maintenance, correction, and update.
0 125 250 500
Feet
1 inch = 500 feet

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 13, 2026
Legislative Hearing **Application #PSSC25-0002**

SUBJECT:	A request to amend the Future Land Use Map (FLUM) designation from Agriculture to Community Commercial on the subject property.
APPLICANT/AGENT:	NV5, Inc.
PROPERTY OWNER:	Mallard Construction & Electric, LLC
LOCATION:	Generally located north of NW US 441 and west of NW 164th Ln
PARCEL ID NUMBER:	03046-004-000
FLUM DESIGNATION:	Agriculture
ZONING:	Agricultural (A)
OVERLAY:	N/A
ACREAGE:	± 1.35
PROJECT PLANNER:	Bernadette Fisher
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the Small-Scale Comprehensive Plan Amendment for Mallard Construction & Electric, LLC 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 Mallard Construction & Electric, LLC, 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, submitted by NV5, Inc. (applicant/agent) on behalf of Mallard Construction & Electric, LLC (property owners), requests consideration for an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment seeks to change the future land use designation of a ± 1.35-acre property, identified by tax parcel number 03046-004-000, from Agriculture to Community Commercial.

Additionally, the applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes changing the zoning designation of the property from Agricultural (A) to Community Commercial (CC).

Existing Future Land Use Designation

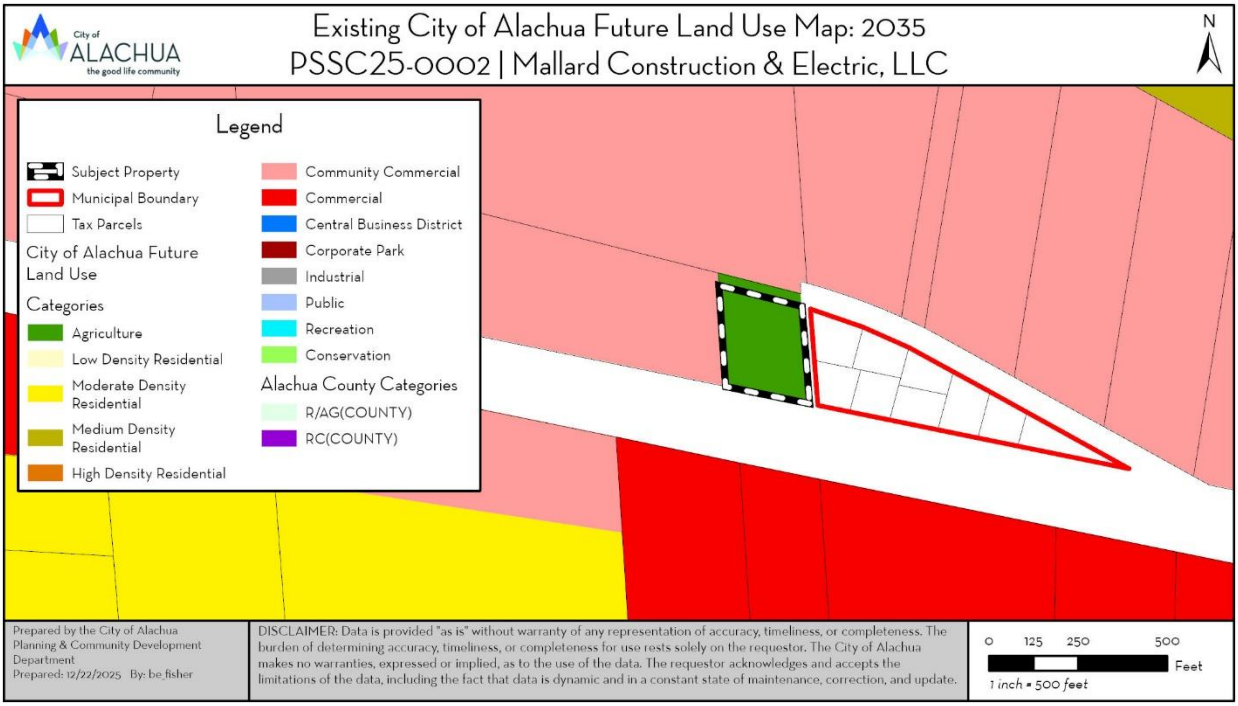
The Agriculture land use category is outlined in Objective 1.1 of the City of Alachua Comprehensive Plan, Future Land Use Element. Its objective is to protect areas designated for farming, resource-based industries, conservation, and very low-density rural development. The intent is to preserve the rural landscape, support traditional rural economies, minimize the conversion of undeveloped land, and separate urban uses from agricultural activities to reduce potential conflicts.

Proposed Future Land Use Designation

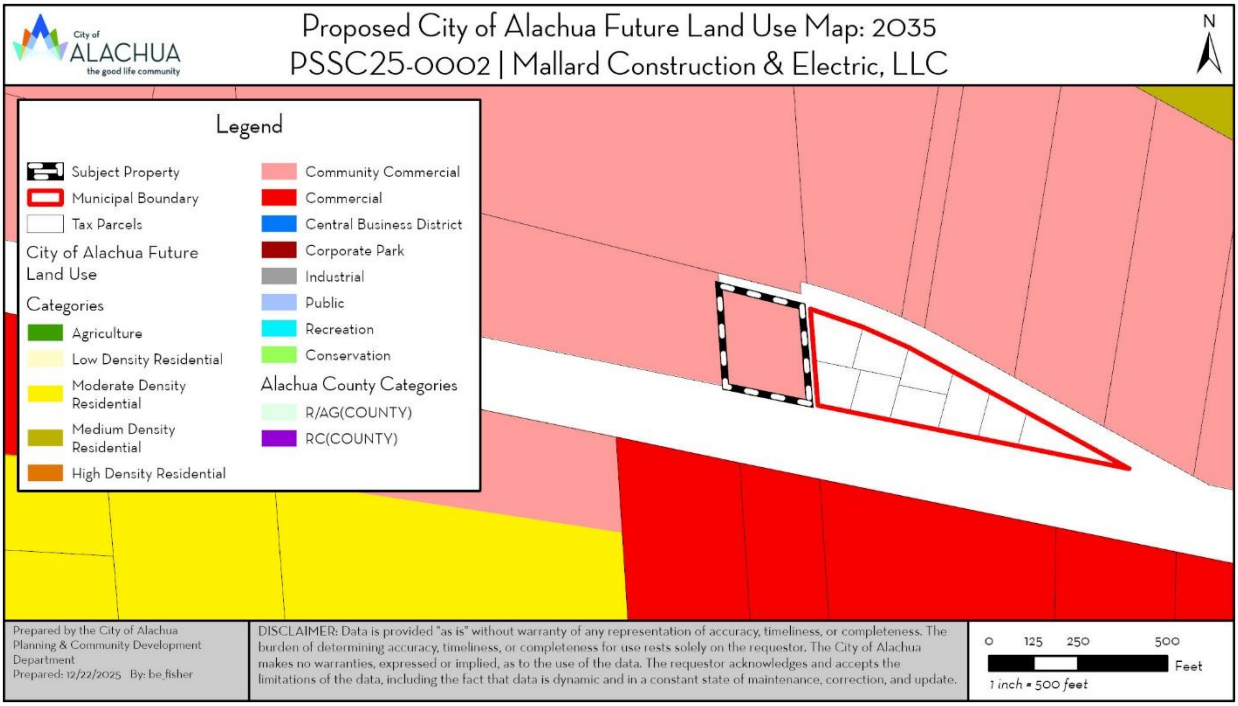
Policy 1.3.a of the City of Alachua Comprehensive Plan, Future Land Use Element, defines the Community Commercial category for land use. This category serves as a transitional land use between residential and commercial zones. It aims to facilitate a compatible transition between intensive commercial areas and adjacent residential neighborhoods. The primary goal is to accommodate medium-to large-scale commercial and mixed uses, providing goods and services to surrounding residential areas while mitigating potential negative impacts on less intensive land uses.

Table 1. Comparison of Existing/Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Community Commercial
Max. Gross Density:	1 Dwelling Unit (0.20 DUA)	5 Dwelling Units (10 DUA*)
Max. Floor Area:	± 11,761 Square Feet (0.20 FAR)	± 29,403 Square Feet (0.50 FAR*)
Typical Uses:	• 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; Animal care; Animal sales and services; • Horticulture; • Event facilities; • Nurseries; • Farmers markets; • Agricultural biotechnological start-ups or incubators; • Farm produce stands; • Agri-tourism related activities; • Small-scale visitor and business accommodation uses;	• Neighborhood commercial development; • Residential/offices and live-work units; • Business and professional offices; • Personal services; • Financial institutions; • Retail sales and services that serve the community; • Eating establishments; • Indoor recreation/entertainment; • Single-family and multi-family residential above first floor commercial uses; • Visitor accommodations; • Supporting community services such as schools, houses of worship, parks, and community centers; • Traditional Neighborhood Planned Developments; • Single-family attached units; • Apartments and townhomes; and • Duplexes and quadplexes.
Net Increase/ Decrease:	*Increase of 1 Dwelling* *Increase of ± 17,642 Square Feet*	
*Density and intensity calculations were completed using the highest densities and intensities permitted in the Community 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.		



Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

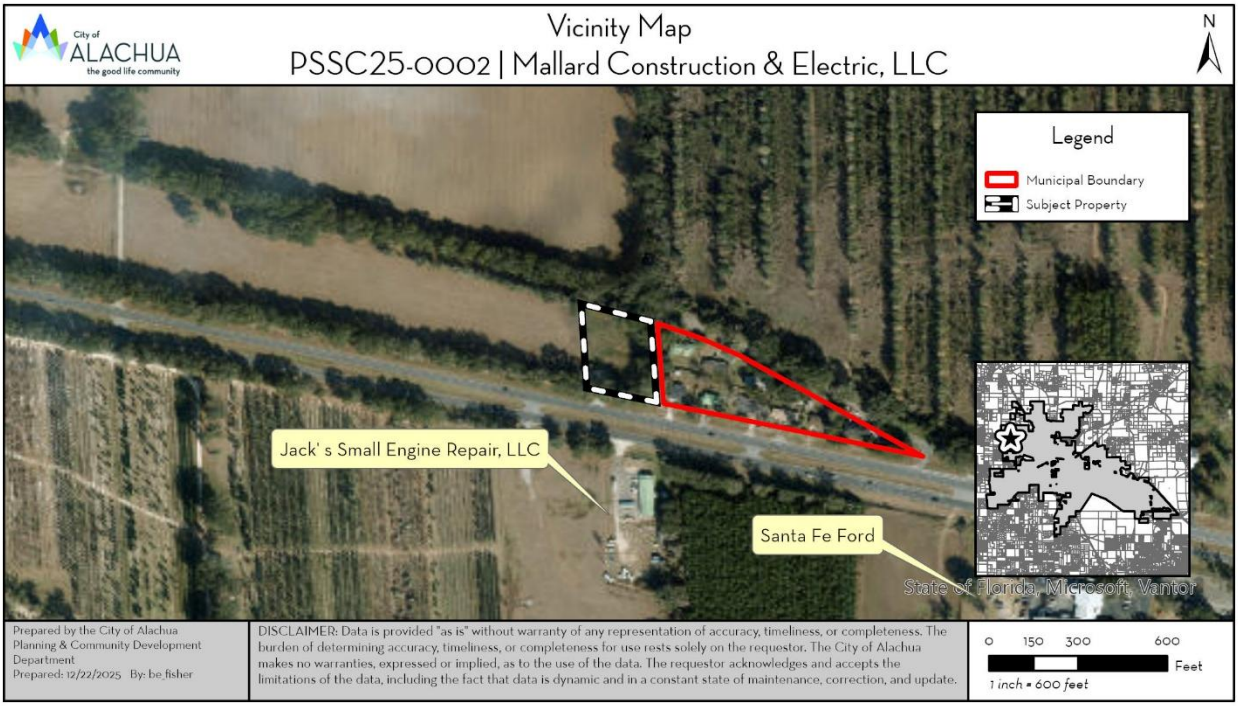
The subject property is currently undeveloped, comprising both cleared land and naturally wooded areas.

SURROUNDING USES

Table 1 details the existing uses, Future Land Use Map (FLUM) designations, and zoning districts for the surrounding area. Additionally, Map 3 provides an overview of the vicinity around the subject property. (NOTE: The information below is intended to offer a general overview of the area surrounding the subject property and to orient the reader. It is not exhaustive and may not include all existing uses, FLUM designations, or zoning districts adjacent to the subject property.)

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Community Commercial	Planned Development-Commercial (PD-COMM)
South	Repair Services (Non-Automotive)	Commercial	Commercial Intensity (CI)
East	Single-Family Subdivision (Unincorporated)	N/A	N/A
West	Vacant Lands	Community Commercial	Planned Development-Commercial (PD-COMM)



Map 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of the Neighborhood Meeting is to inform nearby landowners and any other interested members of the public about the project and to gather comments regarding it.

While Neighborhood Meetings are not mandatory for Comprehensive Plan Amendment applications, they are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application that includes the Small-Scale Comprehensive Plan Amendment, a Neighborhood Meeting was conducted.

In accordance with Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property, as well as individuals and organizations registered with the City, were notified of the meeting. Additionally, notice of the meeting was published in a newspaper with general circulation.

The Neighborhood Meeting took place on September 29, 2025, at 6:00 p.m. at NV5, Inc., located at 11801 Research Drive, Alachua, Florida. The applicant was present to answer questions during the meeting. According to materials submitted by the applicant, no members of the public attended the meeting. The applicant has included a summary of the event in the application materials.

NEED ANALYSIS

According to Section 163.3177(6)(a)4 of the Florida Statutes, the Future Land Use Element of a Comprehensive Plan must ensure that the designated land for future planned uses achieves a balance that supports vibrant, viable communities and economic development opportunities. This element must also address outdated development patterns and facilitate the functioning of real estate markets, thereby providing adequate choices for both permanent and seasonal residents as well as businesses. Furthermore, the designated land must accommodate at least the minimum requirements to meet medium projects published by the Florida Office of Economic and Demographic Research for a planning period of at least 10 years, unless otherwise restricted under Florida Statutes, Section 380.05, including the related rules of the Administration Commission.

The subject property is situated within an urbanizing area of the City, adjacent to US Highway 441 and near existing commercial properties. Public Services are accessible and can adequately support on-site development. The development of this land would align with urban development concepts. Additionally, the amendment is expected to positively contribute to the City's manageable growth by providing essential services and employment opportunities, all while minimizing adverse impacts on surrounding properties and fostering a balanced mix of uses in the area that will help reduce vehicle miles traveled for goods and services.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element 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 with 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 Community Commercial land use category allows businesses and professional offices a maximum Floor Area Ratio (FAR) of 0.75 for properties that are less than 5 acres. The proposed amendment promotes infill development, which is defined as the reutilization or redevelopment of underutilized land within established urban areas. This approach helps prevent the expansion of undeveloped agricultural or natural lands on the edges of urban areas. The property in question is in the City's urbanizing zone, close to the US Highway 441 arterial road, Interstate 75, existing residential neighborhoods, and the City's Urban Commercial Corridor. These factors collectively help alleviate development pressures on peripheral areas.

(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 situated within the City's urbanizing zone, in proximity to US Highway 441, which is a major thoroughfare and the Interstate 75 interchange, as well as adjacent residential areas and the City's Urban Commercial Corridor, which exist along US Highway 441. The primary justification for changing the future land use designation from Agriculture to Community Commercial is that the property is "virtually available to develop" and "consistent with surroundings." This indicates that, despite its current agriculture designation and rural context, the immediate area already exhibits characteristics of commercial and mixed-use development (such as existing development along a US Highway 441, which represents closeness to a commercial node). The proposal seeks to formalize this existing context instead of introducing a new, isolated uses.

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

Evaluation & Findings: The subject property is surrounded by existing urban and commercial development patterns. The proposed amendment serves as a logical extension of the established commercial area and aims to bring the property into alignment with the prevailing character of the surrounding locale. This change prevents the creation of an isolated agricultural parcel amid an otherwise developed context and supports infill development, which represents an efficient use of land and public services. The proposed amendment does not promote urban sprawl in the form of "radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments," as the property is adjacent to an existing commercial node and urban cluster.

(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: The proposed amendment is determined to have no adverse effects on the natural resources identified in the criteria. The proposal is consistent with smart growth principles, as it directs commercial growth to a suitable location that is accessible to existing infrastructure and compatible with surrounding land use patterns, while also ensuring the preservation of the community's environmental integrity.

(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: The subject property is located within the City's urbanizing zone, adjacent to US Highway 441 and the Interstate 75 interchange, as well as existing residential areas and the City's Urban Commercial Corridor. The primary finding that supports the proposed amendment of the future land use map from agriculture to community commercial is that the property is "virtually available to develop as proposed" and "consistent with its surroundings." This suggests that, despite its current agriculture designation and rural setting, the immediate area already exhibits characteristics of commercial and mixed-use development (such as development along US Highway 441, proximity to Interstate 75, and an existing commercial node.) The proposal aims to formalize this existing context rather than introduce a new, isolated use.

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

Evaluation & Findings: The subject property is situated within the City's service area for water and wastewater and must connect to these services at the time of development. Existing utility lines are located nearby and currently service additional commercial development in the vicinity of the subject property.

(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: The subject property is located within the City's urbanizing area, as defined in the City's Comprehensive Plan. Given its immediate proximity to public facilities, the development of this site will not impose a disproportionate burden on these services.

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

Evaluation & Findings: The subject property is located along US 441, a principal arterial roadway, and is in close proximity to Interstate 75. The surrounding area is urbanized, featuring mixed-use development to the north and west, commercial uses to the south and east, and residential properties to the immediate east. There are no concerns regarding the separation between rural and urban uses. The applicant asserts that the distinction is currently unclear due to the site's location among predominantly Community Commercial future land use-designated lands.

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

Evaluation & Findings: The proposed amendment does not discourage or inhibit infill development on this site. The subject property is situated in an urbanizing area of the city, as evidenced by the current local development patterns and nearby future land use designations.

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

Evaluation & Findings: The proposed map amendment supports a functional mix of uses by facilitating future commercial development that addresses community needs. It aligns with the Comprehensive Plan's objectives for orderly urban growth, compatibility, and a balanced mix of uses in an urbanizing area along a major arterial roadway. The Community Commercial land use category aims to accommodate a variety of commercial, retail, and office uses within sustainable, mixed-use development areas.

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

Evaluation & Findings: The subject property is oriented along the major arterial roadway of US 441 and is near Interstate 75. Existing related land uses are established to the north, south, and west, ensuring accessible connections.

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

Evaluation & Findings: The proposed amendment will not lead to the loss of functional open space, as none currently exists on the property. Future developments will be required to include a minimum of 10% functional open space in accordance with City regulations.

URBAN FORM CRITERIA

In addition to the preceding urban sprawl indicators, Chapter 163.3177 also established eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is considered to combat urban sprawl if it meets four (4) of the eight (8) urban form criteria. Below are the urban form criteria along with an evaluation of each as it may relates to this application.

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. As noted by the applicant, the absence of environmental

constraints supports the site's suitability for infill development, thereby facilitating the preservation of larger natural land areas.

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

Evaluation & Findings: The subject property is situated within the City of Alachua's water and wastewater service area and will be required to connect upon development. Existing utility lines are located nearby and currently serve additional commercial developments in the vicinity of the subject property.

(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 subject property is located in an officially urbanizing area, characterized by a blend of existing and planned commercial, residential, and mixed-use developments. The site is surrounded by urban infrastructure and development, which reduces the pressure to expand into outlying areas, making it well-suited for compact development. Within this urban context, diverse uses and intensities provide essential local services and employment opportunities that are easily accessible to nearby residential neighborhoods. Therefore, this proposed map amendment aligns with the goal of fostering a walkable community by enabling a more integrated mix of commercial and residential uses supported by existing local infrastructure.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The proposed future land use map amendment encourages water and energy conservation by fostering infill development in a compact urban setting, allowing for more efficient provision of public services. This project must comply with local ordinances related to water and energy conservation, including adherence to the City's landscape ordinance requirements, which ensure the provision of open space. By directing development toward an urban area, this amendment helps preserve the larger agricultural and natural areas surrounding the City and guarantees that sufficient open space is incorporated into the future development of the land itself.

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

Evaluation & Findings: Although the subject property is designated as agriculture land within an urbanized context, it is not currently an active agriculture area, and there are no ongoing agricultural activities or silviculture on the site. The proposed amendment does not aim to preserve rural or agricultural areas that require

protection for farming activities or prime soils. Instead, it supports the preservation of agriculture land by directing development toward areas where urban-scale growth is already happening or planned.

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

Evaluation & Findings: The proposed amendment will not adversely impact natural resources or open space, as all development must comply with the City's landscape ordinance to ensure adequate open space is provided within the development of lands. Upon the land being developed, it is expected to meet public open space and recreation needs by providing open space in compliance with the landscape ordinance and by generating additional employment opportunities for residents, which may indirectly support community 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 project will deliver essential commercial and employment opportunities for the local residential population. This will foster a better balance of land uses and decrease the need for residents to travel long distances for goods and services. This proposed amendment to the future land use map supports smart growth by directing development to a suitable urban area and creating a better balance of land uses to meet the community's commercial and residential needs, as indicated by the applicant.

(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 proposed amendment encourages development within an urban area, aligning with the overall goal of infill development and reducing the pressure for urban sprawl. While it is not considered an innovative development pattern, such as a new town or transit-oriented development, it does not preclude future applications from being developed in such innovative ways. The findings of this future land use map amendment indicate that it will not encourage urban sprawl and will promote the orderly and balanced development of the community.

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.a: *Community Commercial:* The Community Commercial land use category is established to provide neighborhood and commercial scale goods and services to the adjacent neighborhoods and residential areas. This is the land use category in which medium-, and large-scale non-mixed and mixed-uses may locate. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that server the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

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

Evaluation & Findings: The proposed future land use designation of Community Commercial aims to accommodate a diverse range of commercial retail sales, services, and office establishments that cater to a broader population than local neighborhood commercial

areas. The primary focus of this designation is to ensure sufficient locations for commercial activities that meet the needs of the community at large. This includes directing commercial development to appropriate sites, typically along major transportation corridors, to promote efficient use of infrastructure while minimizing impacts on the surrounding area. Additionally, it seeks to foster a healthy balance of uses that provide economic opportunities and support local business activity within the community. The subject property is situated along US Highway 441, a major arterial roadway, making it compatible with the Community Commercial future land use category. Furthermore, properties to the north and west are also designated as Community Commercial. The applicant contends that the Community Commercial future land use category will enable the subject property to serve future residents and employees throughout the City.

Policy 1.3.a: *Design and performance standards:* The following criteria shall apply when evaluating commercial development proposals in the commercial & mixed-use future land use categories:

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 (patrons, employees, 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; and,
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

Evaluation & Findings: At this high-level FLUM amendment stage, the application is being evaluated on its character, compatibility, and location, not the final built form's specific performance metrics.

Therefore, full compliance with the design and performance criteria would be premature and is not applicable until a formal development order or permit application is submitted. Compliance will be required to meet all such criteria at the appropriate later stage of the land development review process.

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 applicated 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 where 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 supports the goal of accommodating future growth through infill and expansion adjacent to existing approved development, rather than promoting urban sprawl into undeveloped or residential areas. Furthermore, the expansion of community commercial does not encroach into the residential area. Existing roadway facilities exist to serve property and traffic circulation, which will be evaluated further as part of future land development applications.

Objective2.7: Discouragement of Urban Sprawl

The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

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 assessed against the primary indicators of urban sprawl and the urban form criteria outlined in Chapter 163.317(6)(a)9.a. and b., Florida Statutes. This report includes a detailed analysis of those criteria. The conclusion is that the application does not constitute urban sprawl.

Policy 1.8.e: Identify land with an Agricultural land use designation that is not being used for an active agri-business activity that may be converted to residential or commercial use and consider providing incentives to owners to convert these identified parcels to the residential or commercial designation without promoting urban sprawl.

Evaluation & Findings: The proposed amendment aligns with Smart Growth principles, promoting infill development adjacent to existing infrastructure rather than encouraging isolated development in rural areas. This land use amendment is found as logical, compatible, and responsible planning that reinforces existing development patterns and maximizes the use of appropriately located land.

Policy 5.1.a: T*opography*: 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, based 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 filing 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 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 not within a Karst

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Policy 9.1.a: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation & Findings: The proposed site plan is located with the City's potable water and wastewater service areas and will connect to these City services as required.

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: This report analyzes the impacts on transportation facilities. The analysis indicates that the application will not adversely affect the level of service of road segment 6. This is in accordance with Section 2.4.14 of the City's Land Development Regulations (LDRs), which detail the specific conditions and exemptions for de minimis projects. A more comprehensive transportation review will be conducted during the formal land development application process (e.g., site plan or construction plan stage), which will provide final verification that the development does not exceed concurrency standards or adversely affect the adopted level of service (LOS).

Community Facilities Element

Objective 1.2: Wastewater Service

New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of development or an addition of less than 33% of the existing impervious surface area within a five-year period.

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:

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,360 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: Future development will be required to connect to the City's wastewater services. An analysis of the impacts on wastewater facilities included in this report indicates that the level of service for wastewater facilities will not be adversely affected.

Policy 1.2.g: To promote compact urban growth, the costs to extend all wastewater lines and service required to serve new development outside the Community Wastewater Service Area shall be the responsibility of the developer.

Evaluation & Findings: The amendment is consistent with the plan's vision of directing urban growth toward areas where public facilities and services are available of can be effectively extended, thereby discouraging urban sprawl.

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:

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.

Policy 4.2.a: New development may only occur within areas where potable water services is available or shall be made available as part of the proposed development. For purposes of this policy, new development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Policy 4.2.c: The City shall extend water service in a pattern consistent with the policies of the Comprehensive Plan, particularly the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Evaluation & Findings: The evaluation and findings indicate that the subject property is situated within the City's designated potable water service area, and future development will be mandated to connect to this service. The analysis confirms that the proposed amendment and subsequent development will not lead to a decrease in the established level of service (LOS) for potable water facilities. Furthermore, the existing infrastructure possesses sufficient capacity to accommodate the anticipated water demands of the proposed commercial development.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity f the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The degradation in the level of service of the City's potable water facilities is not foreseen.

Conservation and Open Space Element

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.

Evaluation & Findings: There are no concerns related to listed species or their habitat on the subject property. As such, a listed species inventory is not required prior to development approval.

Objective 1.10: *Wetlands*

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

Evaluation & Findings: There are no flood prone areas located on the subject property.

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: There are no delineated wetlands on the subject property. Should wetlands be discovered, the 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 ecosystems 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, the 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 is one soil type 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 Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	100%

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

Flood Potential

Panel 12001C0110D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the development area 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 not located within an area of high aquifer recharge as identified on the Suwannee River Water Management District's high aquifer recharge potential (HARP) map. No potential sink holes are known to exist on the site. No new stormwater management facilities are proposed.

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 District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

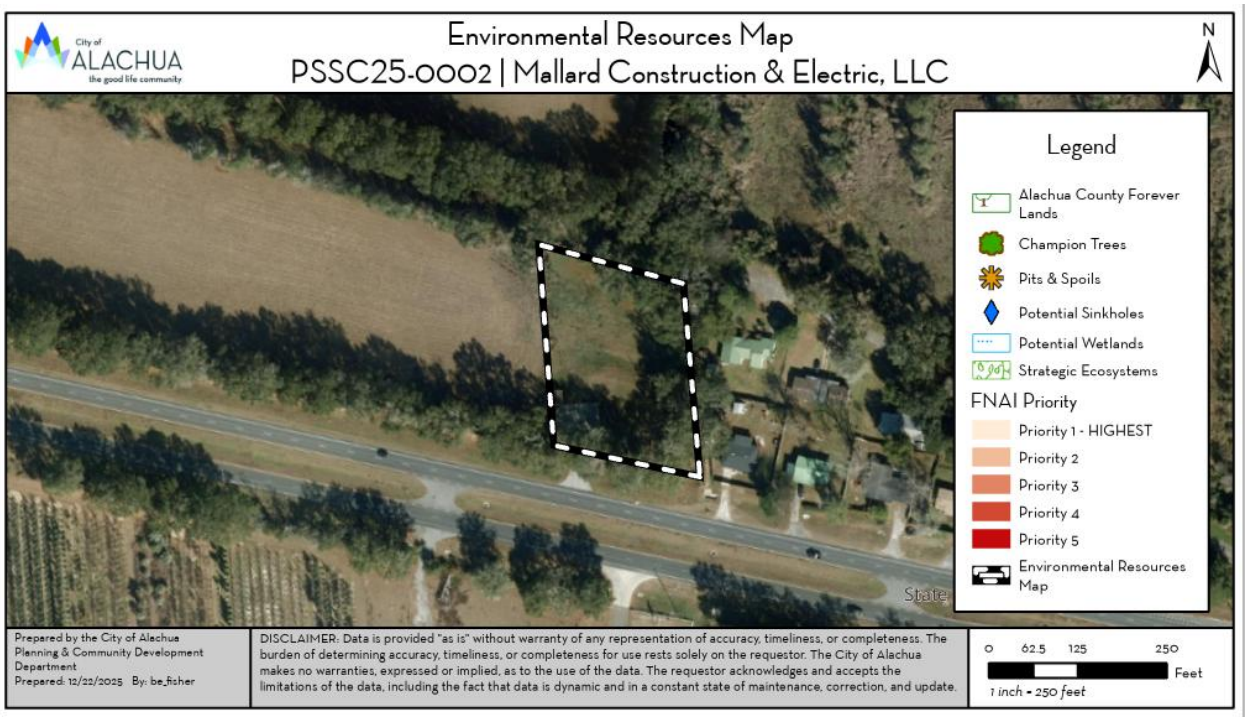


Figure 4. Environmental Resources Map

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.

Traffic Impact

Table 4-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	U.S. Hwy 441 From CR 25A East Intersection to SR 235	4/D	Principal Arterial	Urban	D

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

Table 4-2. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	Segment 7 CR 235A-NW 188th ST		Segment 16 US Hwy 441-North City		Segment 17 US Hwy 441 to CR 235		Segment 6 I-75 to CR 235A	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	43,000	3,870	15,120	1,359	15,120	1,359	39,000	3,510
Existing Traffic[2]	25,000	2,241	2,080	185	6,048	536	34,000	2,819
Reserved Trips[3]	4,548	441	2,840	288	4,373	447	5,513	508
Available Capacity[3]	13,452	1,888	10,200	886	4,699	376	-513	183
Increase/Decrease in Trips Generated by Development[4]	345	52	17	3	17	3	311	47
Residual Capacity	13,107	1,836	10,183	883	4,682	373	-824	136
Residual Percentage of Permitted Design Capacity Utilized	30.48%	47.44%	67.34%	64.97%	30.96%	27.44%	-.02%	3.87%

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. (2025). *2024 Count Data*. Accessed via Florida Traffic Online April 2025.
3 Source: City of Alachua May 2025 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 110; Trip Distribution: Segment 4 – 50%; Segment 15 – 50%.

Evaluation & Findings: The proposed future land use map amendment is not anticipated to adversely impact the level of service of the affected roadway segments.

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]	1,565,500
Reserved Capacity[2]	394,967
Available Capacity	339,533
Increase/Decrease in Potable Water Demand from Application	6,615
Residual Capacity	338,872
Residual Percentage of Permitted Design Capacity Utilized	85.24%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua May 2025 Development Monitoring Report

Evaluation & Findings: *De minimis impacts are expected*. The proposed future land use is not expected to increase potable water demand. The land use amendment is not anticipated to adversely impact the level of service of the City's potable water facilities.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Flows[1]	813,000
Reserved Capacity[2]	362,123
Available Capacity	324,877
Increase/Decrease in Sanitary Sewer Demand from Application	0
Residual Capacity	324,877
Residual Percentage of Permitted Design Capacity Utilized	78.34%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua May 2025 Development Monitoring Report

Evaluation & Findings: *De minimis impacts are expected.* The proposed future land use is not expected to increase sanitary sewer demand. The proposed application is not anticipated to adversely impact the level of service of the City's potable water facilities.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[2]	28,704.04	5,238.49
Increase/Decrease in Demand Generated by Application[3]	529.26	96.59
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2024); Policy 2.1.a, Community Facilities Element. Formula: 11,296 Persons x 0.73 tons per year.
2 City of Alachua May 2025 Development Monitoring Report
3 Formula: Per Sincero and Sincero (1936). Environmental Engineering: A Design Approach. *Princeton Hall, New Jersey*. Formula: 12lbs/day per 1,000 square feet x 3,200 square feet
4 New River Solid Waste Association, April 2025

Evaluation & Findings: The proposed application is not anticipated to adversely impact the level of service of solid waste facilities.

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
PSSC25-0002 I MALLARD CONSTRUCTION & ELECTRIC
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

DRAFT ORDINANCE 26-02

ORDINANCE 26-02

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 ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Small-Scale Comprehensive Plan Map 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 _____, 2026, 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 a duly advertised public hearings on_____, 2026 and _____, 2026 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.

DRAFT

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 to Community Commercial on a ± 1.35-acre subject property, consisting of Tax Parcel Number 03046-004-000, 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 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 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.

DRAFT

PASSED on first reading the _____ day of _____, 2026.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2026.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

_____ _____
Rodolfo Valladares, City Manager/Clerk Scott Walker, City Attorney

DRAFT

EXHIBIT "A"

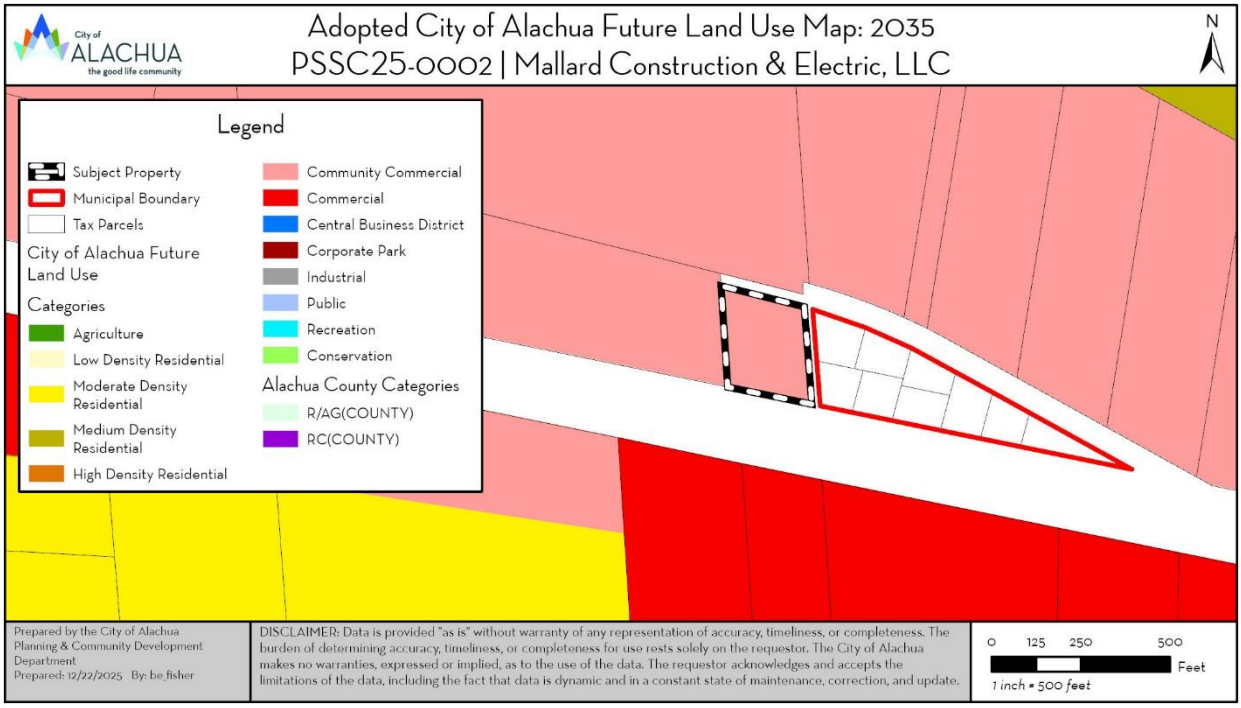
LEGAL DESCRIPTION:

Tax Parcel 03046-004-000 Legal Description:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7 OF OAKMONT ESTATES, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN WESTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO'S. 20 AND 25 (200 FEET RIGHT OF WAY) ALSO KNOWN AS U.S. HIGHWAY NO. 441, A DISTANCE OF 20 FEET MORE OR LESS TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY LINE OF A STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET; THENCE RUN NORTHWESTERLY, PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF THE STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY, A DISTANCE OF 286 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD STATE ROAD NO'S. 20 AND 25; THENCE RUN EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 210 FEET MORE OR LESS TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE AFOREMENTIONED WESTERLY LINE OF STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 270 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

DRAFT

EXHIBIT "B"



DRAFT

EXHIBIT "B"
TO
PSSC25-0002 | MALLARD CONSTRUCTION & ELECTRIC
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

December 23, 2025

Submitted electronically to romy.garraud@nv5.com

Romy Garraud
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSSC25-0002/PR25-0002

RE: Planning & Zoning Board (PZB) Public Hearing: Mallard, Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Romy Garraud,

On October 02, 2025, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Mallard Construction & Electric, LLC. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning & Zoning Board (PZB).

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 have been scheduled for the **January 13, 2026**, PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Monday, December 22, 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 hearings. Therefore, posted notice signs must be placed on the property no later than **Monday, December 22, 2025**. Staff will notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the PZB meeting (no later than **Thursday, January 08, 2026**. Any presentation or materials may be submitted by emailing planning@cityofalachua.com.

If you have any questions regarding the information above, please contact me at (386) 418.6125 or at be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Scott Walker, Interim City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant Interim City Attorney *(by electronic mail)*
Jazzlyn Shannon, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

October 07, 2025

Submitted electronically to romy.garraud@nv5.com

Romy Garraud
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSSC25-0002/PR25-0002

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

Dear Romy Garraud,

On October 02, 2025, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Mallard Construction & Electric, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 1.35 +/- acre subject property, comprised of Tax Parcel Number 03046-004-000, from Agriculture (A) to Community Commercial (CC) and to rezone the subject property from Agriculture (A) to Community Commercial (CC).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that **the applications are now complete**.

An in-depth review of the content of the applications will now be performed, and the findings discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6125 or be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

Mallard Construction & Electric

Small-scale Comprehensive Plan (SsCPA) Application – Application Package

City of Alachua, Florida

September 30, 2025

Prepared for:

City of Alachua Planning and Zoning Department

Prepared on behalf of:

Mallard Construction & Electric, LLC

N:\2025\25-0093\Departments\02_Planning\Reports\Justification\RPT 250903 Mallard Construction-ScCPA Application.docx

NV5

11801 Research Drive, Alachua, Florida 32615
(352) 331-1976
www.nv5.com

Application Package
Table of Contents

1. **Cover Letter**
2. **SsCPA Application**
3. **Property Owner Affidavits**
4. **Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)**
5. **Legal Description**
6. **Student Generation Form**
7. **Neighborhood Meeting Package**
8. **Justification Report**
9. **Map Set**

Application Package
Table of Contents

1. **Cover Letter**
2. SsCPA Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

September 30 2025

Bryan Thomas, AICP, Director of Planning & Community Development
City of Alachua
15100 NW 142 Terrace,
Alachua, FL 32615

Subject: Mallard Construction & Electric Small-scale Comprehensive Plan Amendment and Rezoning Applications (Alachua County Tax Parcel 03046-004-000)

Dear Bryan:

On behalf of Mallard Construction & Electric, LLC, NV5 is pleased to submit the following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Property Owner Affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Public School Student Generation Form;
- Neighborhood Meeting Package;
- Three Sets of Mailing Labels;
- Justification Reports; and
- Map Set.

Also included in the submittal is the required City of Alachua application fee of $7,500.00 from Mallard Construction & Electric, LLC, check number 5829.

The SsCPA application requests to change the site's Future Land Use (FLU) designation from Agriculture to Community Commercial and the Rezoning application requests to change the City's zoning district from Agricultural (A) to Community Commercial (CC).

The project site consists of 1.35-acres (Alachua County Tax Parcel 03046-004-000). The project site is located north of US Highway 411 and west of NW 164th Lane.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at romy.garraud@nv5.com should you have any questions or require any additional information to complete your review.

Sincerely,
NV5

Romy Garraud
Project Planner
N:\2025\25-0093\Departments\02_Planning\City-County\Working Files\Cover Letter 250929.docx

Application Package
Table of Contents

1. Cover Letter
2. **SsCPA Application**
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

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: Mallard Construction & Electric
2. Address of Subject Property: North of US Highway 441 and West of NW 164th Lane
3. Parcel ID Number(s): 03046-004-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Agriculture
6. Existing Zoning Designation: Agricultural
7. Proposed Zoning Designation: Community Commercial
8. Acreage: ±1.35 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Romy Garraud Title: Agent
   Company (if applicable): NV5, Inc
   Mailing address: 11801 Research Dr.
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: ( ) e-mail: romy.garraud@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Jason Mallard (Mallard Construction & Electric)
   Mailing Address: 9310 NW 188th Way
   City: Alachua State: Florida ZIP: 32615
   * 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: _____
   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.)

(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

Jason Mallard
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 29th day of September, 2025 by Jason Mallard, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

NOTARY SEAL

JAMES JACKSON
Commission # HH 352815
Expires January 23, 2027

Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. **Property Owner Affidavits**
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

PROPERTY OWNER AFFIDAVIT

Owner Name: Mallard Construction & Electric LLC			
Address: 9310 NW 188th Way Alachua, FL 32615	**Phone:** 352-258-3148		
Agent Name: Romy Garraud			
Address: 11801 Research Dr, Alachua, Florida 32615	**Phone:** 352-331-1976		
Parcel No.: 03046-004-000			
Acreage: ±1.35	**S:**	**T:**	**R:**

Requested Action:
Amend the Future Land Use (FLU) designation of the subject property from Agriculture to Community Commercial. Amend the zoning district from Agricultural (A) to Community Commercial (CC).

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: _____
Printed name: Jason Mallard
Date: 9/29/25

The foregoing affidavit is acknowledged before me this 29th day of September, 2025, by Jason Mallard, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

NOTARY SEAL

JAMES JACKSON
Commission # HH 352615
Expires January 23, 2027

_____
Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. **Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)**
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3490059 2 PG(S)
5/11/2023 4:10 PM
BOOK 5090 PAGE 1596
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1145644
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $630.00
Intang. Tax: $0.00

This Document Prepared By and Return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, FL 32616

Parcel ID Number: 03046-004-000

Warranty Deed

This Indenture, Made this **11th** day of **May, 2023** A.D., **Between NORTH FLORIDA WATER SYSTEMS, INC. A/K/A NORTH FLORIDA WATER SYSTEM, INC., A FLORIDA CORPORATION** of the County of **Alachua,** State of **Florida,** **grantor,** and **MALLARD CONSTRUCTION & ELECTRIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is: **9310 NW 188th Way, Alachua, FL 32615** of the County of **Alachua,** State of **Florida,** **grantees.**

Witnesseth that the GRANTOR for and in consideration of the sum of **TEN DOLLARS ($10)** DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Alachua,** State of **Florida** to wit:

A tract of land situated in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of Lot 7 of Oakmont Estates, a subdivision as per plat recorded in Plat Book "E", page 64 of the Public Records of Alachua County, Florida for the point of reference and run Westerly, along the North right of way line of State Road No's. 20 and 25 (200 feet right of way) also known as U. S. Highway No. 441, a distance of 20 feet more or less to the intersection of said North right of way line with the Westerly line of a State Road Department Drainage right of way and the True Point of Beginning; thence continue Westerly, along said North right of way line, a distance of 210.00 feet; thence run Northwesterly, parallel with the aforementioned Westerly right of way line of the State Road Department Drainage right of way, a distance of 286 feet more or less to the South right of way line of Old State Road No's. 20 and 25; thence run Easterly, along said South right of way line, a distance of 210 feet more or less to the intersection of said South right of way line with the aforementioned Westerly line of the State Road Department Drainage right of way; thence run Southeasterly, along said Westerly line, a distance of 270 feet more or less to the True Point of Beginning.

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
C. Taxes for the year 2023 and subsequent years.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

North Florida Water Systems, Inc. a/k/a
North Florida Water System, Inc., a Florida Corporation

By: _____
Robert L. McMillan, Jr., President
Address: 11814 NW 202nd Street, Alachua, FL 32615

_____
Printed Name: Darryl J. Tompkins
Witness

_____
Printed Name: Sandra E. Howe
Witness

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this **11th** day of **May, 2023**, by **Robert L. McMillan, Jr., President of North Florida Water Systems, Inc. a/k/a North Florida Water System, Inc., a Florida Corporation on behalf of the corporation** who has produced his **Florida's driver license** as identification.

_____
Notary Public
Printed Name: Sandra E. Howe
My Commission No.: HH 156028
My Commission Expires: 11/15/2025

Notary Public State of Florida
Sandra E Howe
My Commission HH 156028
Expires 11/15/2025

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 Title Alert

Parcel Summary

Parcel ID	03046-004-000
Prop ID	12623
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT E LINE NE1/4 OF SW1/4 & NLY R/W US 441 POB NWLY ALONG SAID R/W 210 FT N 286 FT TO SLY R/W LINE OLD SR 20 & 25 SELY ALONG R/W OLD SR 20 & 25 210 FT M/L TO E LINE NE1/4 OF SW1/4 S ALONG SAID LINE 270 FT M/L TO POB OR 1283/409 (LESS MINERAL RIGHTS) O (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	1.35
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.5726

MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$5,593	$5,367	$5,423	$4,401	$4,401
Land Value	$29,403	$29,403	$29,403	$29,403	$29,403
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$34,996**	**$34,770**	**$34,826**	**$33,804**	**$33,804**
Assessed Value	$34,996	$34,728	$34,244	$33,804	$33,804
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$34,996	$34,728	$34,244	$33,804	$33,804
Maximum Save Our Homes Portability	$0	$42	$582	$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 Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1020	COMMERCIAL HIGHWAY	1.35	58806	0	0	A-RB

Type	SOH MISC	**Heat**	
Total Area	4,533	**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**	1985

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
1680	PAVING 1	3,200	1985	1985		R1	RES
2221	STG 1	240	1990	1990		R2	RES
2420	WELL/SEPT	1	1985	1985		R5	RES
3883	FENCE CL	1,092	2015	2015		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/11/2023	$90,000	WD	5090	1596	Unqualified (U)	Improved	NORTH FLA WATER SYSTEM INC	MALLARD CONSTRUCTION & ELECTRI	Link (Clerk)
11/30/1998	$100	DD	2207	1464	Unqualified (U)	Improved	* NORTH FLA WATER SYSTEM INC /	NORTH FLA WATER SYSTEM INC	Link (Clerk)
8/1/1990	$37,500	WD	1794	79	Qualified (Q)	Improved		* NORTH FLA WATER SYSTEM INC	Link (Clerk)
3/13/1990	$100	QD	1765	2628	Unqualified (U)	Improved		* UNASSIGNED	Link (Clerk)
6/1/1980	$14,000	WD	1283	409	Qualified (Q)	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.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
95030022	SIGN PERMIT	Yes	No	3/3/1995	$1,500
000079995	SERVICE CHANGE	Yes	No	7/6/1994	$500

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.

Map

Photos

Print Photos

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

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: 6/5/2025, 8:02:18 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 004 000	16539 NW US HWY 441	1700

MALLARD CONSTRUCTION & ELECTRIC
LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	34,996	0	34,996	266.60
LIBRARY GENERAL	1.0000	34,996	0	34,996	35.00
SCHOOL CAP PROJECT	1.5000	34,996	0	34,996	52.49
SCHOOL DISCRNRY & CN	0.7480	34,996	0	34,996	26.18
SCHOOL GENERAL	3.0130	34,996	0	34,996	105.44
SCHOOL VOTED	1.0000	34,996	0	34,996	35.00
CHILDREN'S TRUST	0.4500	34,996	0	34,996	15.75
SUWANNEE RIVER WATER MGT DIST	0.2936	34,996	0	34,996	10.27
CITY OF ALACHUA	5.9500	34,996	0	34,996	208.23
TOTAL MILLAGE	21.5726			AD VALOREM TAXES	$754.96

LEGAL DESCRIPTION

COM INT E LINE NE1/4 OF SW1/4 & NLY R/W US 441 POB NWLY ALONG SAID R/W 210 FT N
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	99.00
NON-AD VALOREM ASSESSMENTS			$99.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$853.96

IF PAID BY PLEASE PAY	Nov 30, 2024 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 004 000	16539 NW US HWY 441

MALLARD CONSTRUCTION & ELECTRIC
LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2024	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 24-0042239 $819.80 Paid 11/26/2024

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. **Legal Description**
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

Parcel ID: 03046-004-000

Legal Description:

Commence at the Southwest corner of Lot 7 of Oakmont Estates, a subdivision as per plat recorded in Plat Book “E”, page 64 of the Public Records of Alachua County, Florida for the point of reference and run Westerly, along the North right of way line of State Road No’s. 20 and 25 (200 feet right of way) also known as U.S. Highway No. 441, a distance of 20 feet more or less to the intersection of said North right of way line with the Westerly line of a State Road Department Drainage right of way and the True Point of Beginning; thence continue Westerly, along said North right of way line, a distance of 210.00 feet; thence run Northwesterly, parallel with the aforementioned Westerly right of way line of the State Road Department Drainage right of way, a distance of 286 feet more or less to the South right of way line of Old State Road No’s. 20 and 25; thence run Easterly, along said South right of way line, a distance of 210 feet more or less to the intersection of said South right of way line with the aforementioned Westerly line of State Road Department Drainage right of way; thence run Southeasterly, along said Westerly line, a distance of 270 feet more or less to the True Point of Beginning.

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. **Student Generation Form**
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT Mallard Construction SsCPA Application and Rezoning application

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

North of US Highway 441 and West of NW 164th Lane

Tax Parcel Numbers 03046-004-000

Acreage ±1.35

DEVELOPMENT DATA (check all that apply)

- ☐ Single Family — Number of Units
- ☑ Multi Family — Number of Units 15
- ☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☑ Preliminary ☐ Final ☐ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.12 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.06 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.09 High School Multiplier**		**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	15	**units X 0.06 Elementary School Multiplier**	0.9	**Student Stations**
MIDDLE	15	**units X 0.03 Middle School Multiplier**	0.45	**Student Stations**
HIGH	15	**units X 0.03 High School Multiplier**	0.45	**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Romy Garraud
Mailing Address: 11801 Research Drive,
Alachua, FL 32615
Phone: 352-331-1976
Email: romy.garraud@nv5.com

PROPERTY OWNER

Name: Mallard Construction & Electric LLC
Mailing Address 9310 NW 188th Way
Alachua, FL 32615
Phone: 352-258-3148
Email jmallard@mcefl.com

Page 2

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

*163.3180(6)(g), F.S. (2023)

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. **Neighborhood Meeting Package**
8. Justification Report
9. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING PUBLIC NOTICE

Mallard Construction

25-0093

To:	Neighbors of NW 164th Lane and NW US Highway 441
From:	Romy Garraud, Project Planner
Date:	September 15th, 2025
RE:	Mallard Construction – Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

Date:	September 29, 2025
Time:	6:00 PM
Location:	NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact:
Romy Garraud, Project Planner
(352)-331-1976
11801 Research Drive,
Alachua, FL 32615
Romy.Garraud@NV5.com

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact NV5 using the information above and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

Mailing Labels

Neighborhood Meeting Notice
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

Neighborhood Meeting Notice
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

Neighborhood Meeting Notice
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615

Neighborhood Meeting Notice
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

Neighborhood Meeting Notice
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813

Neighborhood Meeting Notice
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

Neighborhood Meeting Notice
JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Neighborhood Meeting Notice
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

Neighborhood Meeting Notice
AYLA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Neighborhood Meeting Notice
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
Michele L. Lieberman
12 SE 1st Street
Gainesville FL 32601

Neighborhood Meeting Notice
Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Neighborhood Meeting Notice
Linda Dixon, AICP
PO Box 115050
Gainesville FL 32611

Neighborhood Meeting Notice
Tamara Robbins
PO Box 2317
Alachua FL 32616

Neighborhood Meeting Notice
Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Neighborhood Meeting Notice
Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua FL 32615

Neighborhood Meeting Notice
Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Neighborhood Meeting Notice
Lynn Horton
19005 NW 138th Avenue
Alachua FL 32615

Neighborhood Meeting Notice
Stephen Hofstetter
14 NE 1st Street
Gainesville FL 32601

Neighborhood Meeting Notice
Soorya Lindberg
16630 NW 173rd Terrace
Alachua FL 32615

Neighborhood Meeting Notice
Constance Meyer
4720 NW 104th Lane
Gainesville FL 32653

Neighborhood Meeting Notice
Planning & Community Development
PO Box 9
Alachua FL 32615

Newspaper Advertisement

U.S. moves to repeal 'Roadless Rule'

Trump plan would open areas to development

John Leos
Arizona Republic
USA TODAY NETWORK

The majority of the lands covered by the "Roadless Rule" are located in Alaska and Western states, like Arizona's Tonto National Forest, pictured. JOSEPH RONDONE/ARIZONA REPUBLIC FILE

PHOENIX – The Trump administration is moving ahead with plans to rescind a 2001 rule that limits the construction of new roads on millions of acres of U.S. Forest Service land, and environmental advocacy groups are urging the public to speak out to keep the public lands undeveloped.

The Interior Department has also announced plans to repeal a Joe Biden-era policy that elevated conservation as an official use of public lands, on equal footing with mining, grazing, energy extraction and other consumptive activities. The repeal would open areas to new development.

The 2001 Roadless Area Conservation Rule, or Roadless Rule, prohibits the new construction of roads and timber harvesting on nearly 45 million acres of national forests and grasslands. The majority of these lands are located in Western states and Alaska.

On Aug. 29, the U.S. Department of Agriculture, the parent agency of the Forest Service, published a notice in the Federal Register stating the administration's intention of rescinding the rule and beginning an environmental review.

The notice initiated a three-week public comment period, which will remain open until Sept. 19. Public comments can be submitted through an online portal on the Federal Register website.

"This administration is dedicated to removing burdensome, outdated, one-size-fits-all regulations that not only put people and livelihoods at risk but also stifle economic growth in rural America," Agriculture Secretary Brooke Rollins said in a news release.

Rollins said repealing the Roadless Rule would align with an executive order signed by President Donald Trump in January that called for a review of regulations across government agencies.

Environmental advocacy groups and tribes are among those calling the move an attack on protected public lands and a giveaway to the timber industry. The groups also point to the widespread support the rule received when it was first implemented.

The process of creating the 2001 rule included 600 public meetings, and it received more than 1.6 million public comments, with 95% in support, according to Backcountry Hunters and Anglers.

"The Roadless Rule has protected priceless forests across America for a quarter century. These national forests belong to all Americans, not to the timber industry, which wants them sold to the highest bidder," Drew Caputo, vice president of litigation at Earthjustice, a nonprofit environmental law organization, said in a news release.

More than 28 million acres covered by the Roadless Rule are in areas of high or very high wildfire risk, according to the USDA. Federal officials have said that repealing the rule would allow for more flexible management for local land managers and aid in preventing destructive wildfires.

"For nearly 25 years, the Roadless Rule has frustrated land managers and served as a barrier to action – prohibiting road construction, which has limited wildfire suppression and active forest management," Forest Service Chief Tom Schultz said in a news release.

But opponents of the proposal say rolling back the rule may cause higher wildfire risk, citing an analysis by The Wilderness Society that found that wildfires are more likely to ignite in forested areas with roads than those without roads.

Approximately 85% of wildfires are human-caused, according to the National Interagency Fire Center.

Additionally, on national forests across the Western United States, 1 in 5 acres treated to reduce the risk of wildfire has been in roadless areas, according to Trout Unlimited, an environmental advocacy group.

"For nearly 25 years, the Roadless Rule has safeguarded America's backcountry – lands that are home to 70% of our native trout and salmon, that protect drinking water for millions, and that offer some of the finest hunting and fishing opportunity in the world," said Chris Wood, president and CEO of Trout Unlimited.

"Rather than rescinding the Roadless Rule and allowing that chaos to unfold, we encourage the Forest Service to work with stakeholders to develop solutions that continue to protect roadless areas and intact fish and wildlife habitat," Wood said in a written statement.

The proposed rule and draft environmental impact statement are expected in March 2026, which will open another public comment period. The final decision on the Roadless Rule is expected to be issued in late 2026, according to the USDA.

Meanwhile, the Trump administration is moving ahead with more changes to longstanding public land management policies.

On Sept. 10, the Department of Interior announced plans to rescind the Public Lands Rule, a Bureau of Land Management policy that made environmental conservation an official use of public lands overseen by the bureau.

Finalized in 2024, the Public Lands Rule placed conservation on equal footing as livestock grazing, energy development and outdoor recreation under the BLM's multiple-use mandate.

"The previous administration's Public Lands Rule had the potential to block access to hundreds of thousands of acres of multiple-use land – preventing energy and mineral production, timber management, grazing and recreation across the West," Interior Secretary Doug Burgum said in a news release.

But environmental groups say the move is a part of a coordinated effort by the Trump administration to prioritize private industry at the expense of the environment and public lands conservation.

"With this announcement, the administration is saying that public lands should be managed primarily for the good of powerful drilling, mining and development interests," Alison Flint, senior legal director at The Wilderness Society, said in a written statement.

"They're saying that public lands' role in providing Americans the freedom to enjoy the outdoors, and conserve beloved places for future generations, is a second-class consideration."

Environmental coverage in The Arizona Republic is supported by a grant from the Nina Mason Pulliam Charitable Trust.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

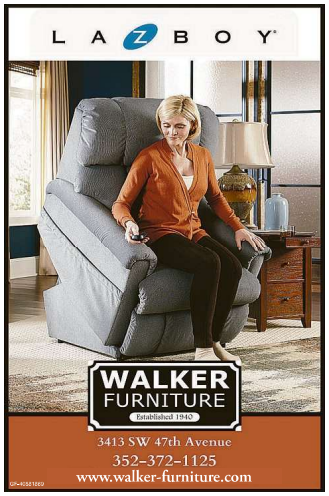
The property is located west of NW 164th Lane and north of NW US Highway 441.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5



Mercedes-Benz

Which Mercedes-Benz is right for you?

Everyone gets complimentary 90-day roadside assistance provided by Drive America just for taking the quiz.

Take the Quiz

askottomercedes-benz.com/home

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5

Workshop Presentation

Mallard Construction & Electric

Small-scale Comprehensive Plan Amendment and Rezoning Applications

City of Alachua
Neighborhood Meeting
September 29th, 2025

NV5

PN: 25-0093

TYPE OF APPLICATIONS:

- **Small-scale Comprehensive Plan Amendment (SsCPA)**
- **Rezoning**

APPLICATION INTENT:

- Support the growth of a locally owned small business.
- **SsCPA Application:** Amend the FLU designation from Agriculture to Community Commercial.
- **Rezoning Application:** Amend the Zoning District from Agricultural (A) to Community Commercial (CC).

The purpose of a Neighborhood Meeting:

The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood workshop prior to application submittal.

The purpose is **to inform neighbors** of the proposed action's nature.

This workshop provides an opportunity to **ask questions and learn information** regarding the application purpose.

PUBLIC NOTIFICATION

NEIGHBORHOOD MEETING PUBLIC NOTICE

Mallard Construction

25-0093

NV5

To: Neighbors of NW 164th Lane and NW US Highway 441

From: Romy Garraud, Project Planner

Date: September 15th, 2025

RE: Mallard Construction – Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

Date: September 29, 2025

Time: 6:00 PM

Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

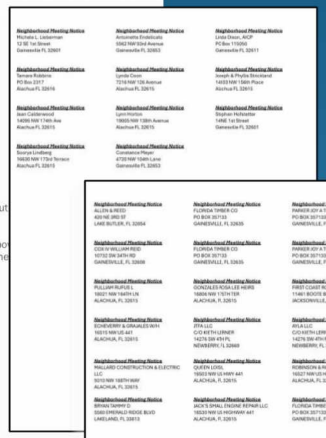
Contact: Romy Garraud, Project Planner
(352)-331-1976
11801 Research Drive,
Alachua, FL 32615
Romy.Garraud@NV5.com

This is not a public hearing. The purpose of this workshop is to inform the public about proposal and seek their comments.

If you are unable to attend the meeting, please contact NV5 using the information above materials after the meeting is held. Comments may also be submitted in writing to the above or by phone at the phone number above.

N:\2025\25-0093\Admin & Information\06_NHWS\Ad and Mailing\MEMO 250910 Mallard Construction Mailer.docx

11801 Research Drive | Alachua, FL 32615 | www.NV5.com | Office: 352.331.1976



- Notification letters were sent out to 18 property owners within a 400-foot radius of the subject property. Additionally, 12 letters were sent out to addresses on the Public Notification Lists for Neighborhood Meetings.

U.S. moves to repeal 'Roadless Rule'

Trump plan would open areas to development

John Lees

The majority of the lands covered by the "Roadless Rule" are located in Alaska and Western states, like Arizona's Toms National Forest, pictured.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5

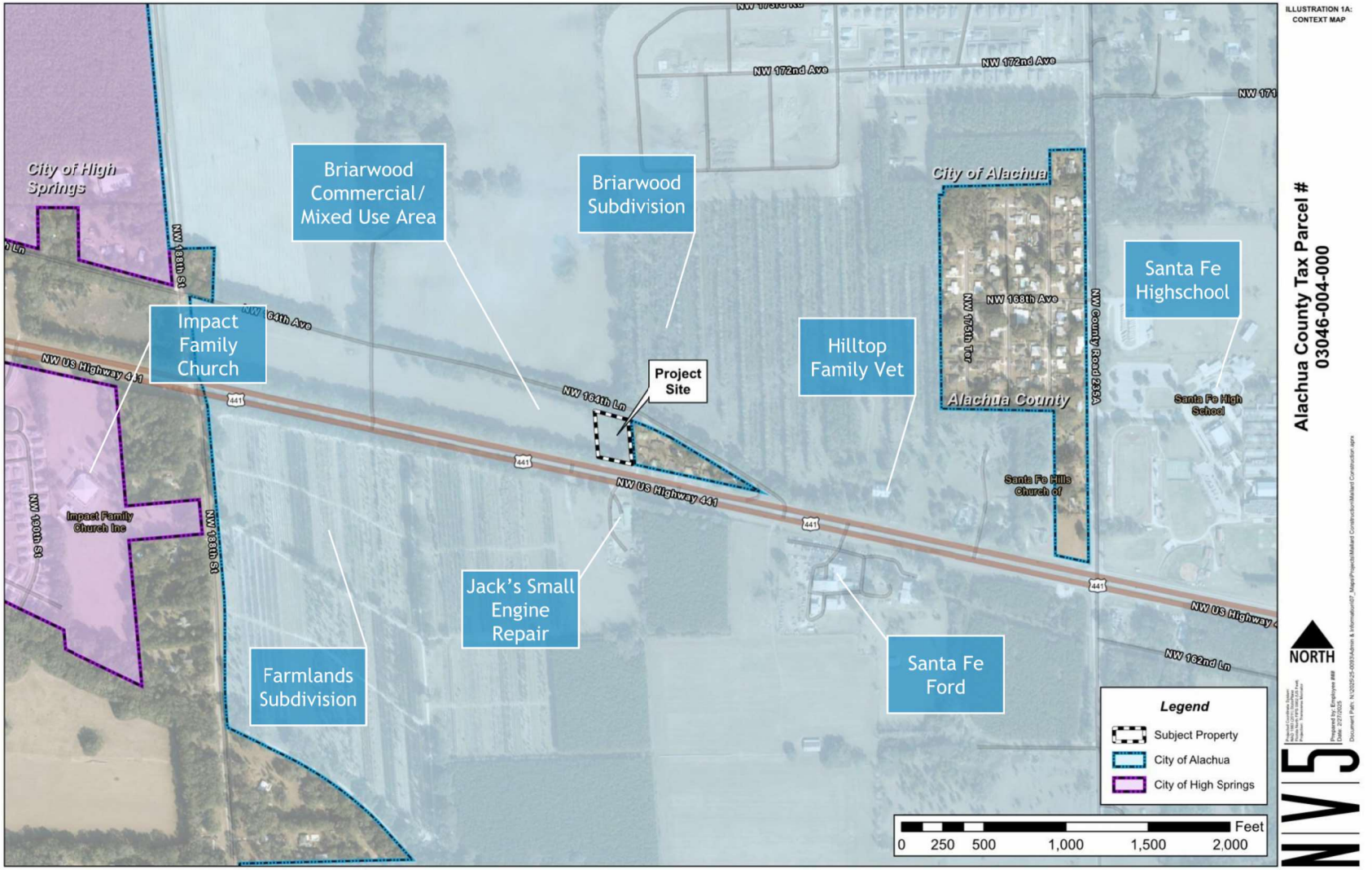
- Public Notice was posted in the Gainesville Sun on Sunday, September 14th.

ESTIMATED TIMELINE
SsCPA AND REZONING

CONTEXT MAP

The site is bound by:

- US Highway 441
- NW 164th Ln



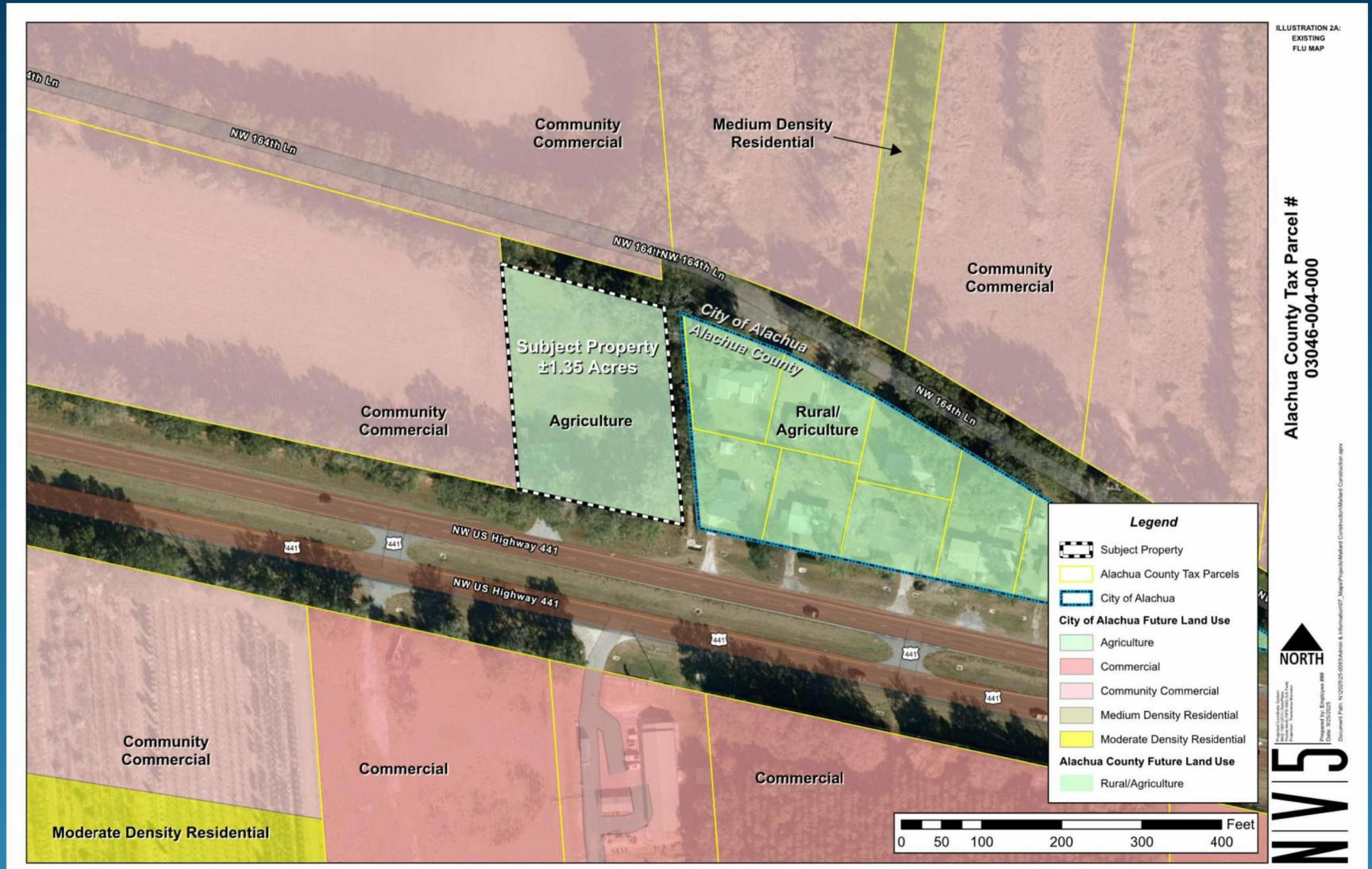
AERIAL MAP

FUTURE HOME OF
UASC
UASC
Google Earth

ILLUSTRATION 1B:
AERIAL MAP
Alachua County Tax Parcel #
03046-004-000
NW 164th Ln
NW 164th Ln
NW 164th L
City of Alachua
Alachua County
NW US Highway 441
441
441
441
NORTH
Legend
Subject Property
Alachua County Tax Parcels
City of Alachua
Feet
0
25
50
100
150
200
NV5

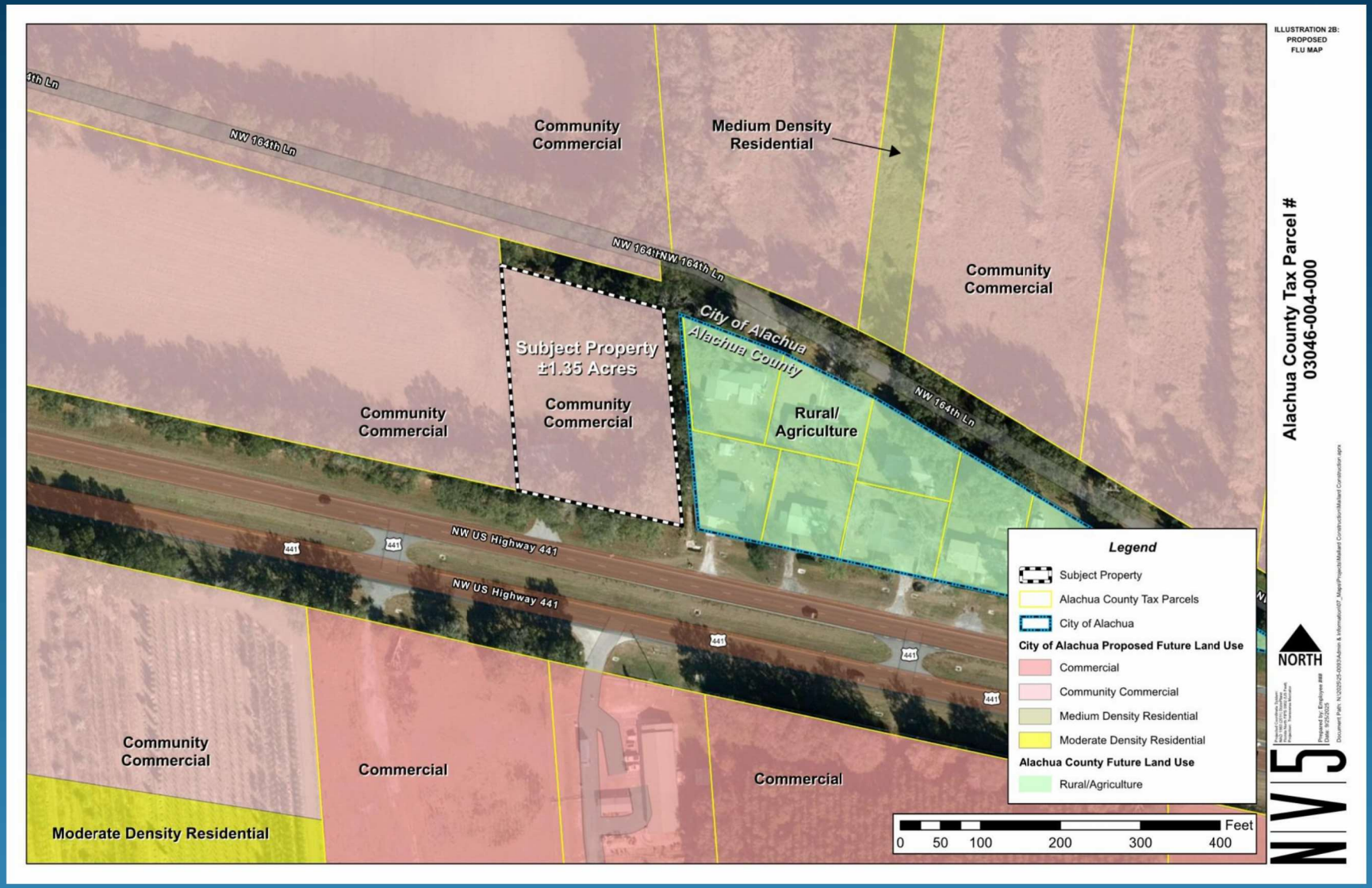
EXISTING FUTURE LAND USE MAP (FLUM)

FLU: Agriculture



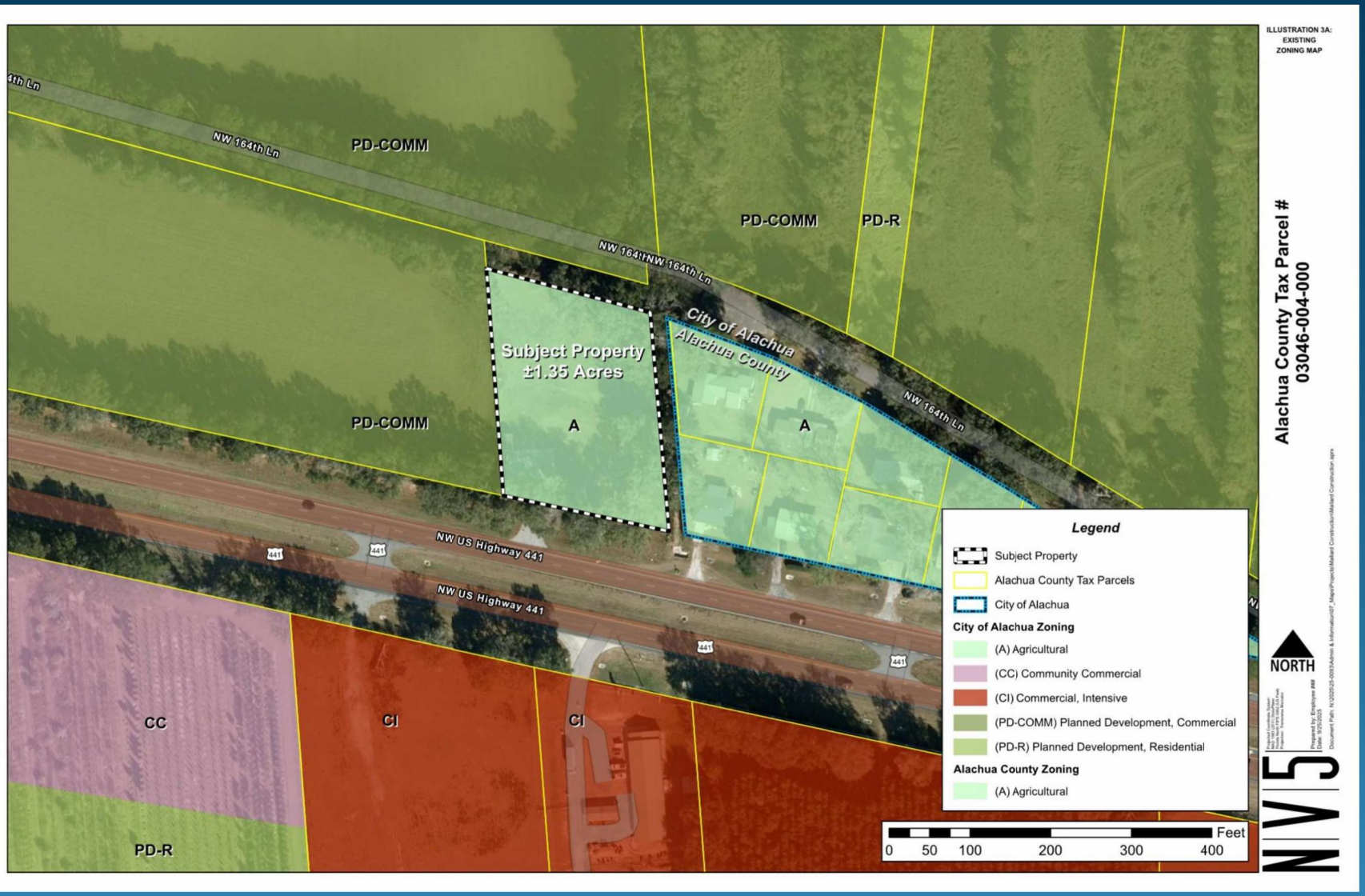
PROPOSED FUTURE LAND USE MAP (FLUM)

FLU: Community Commercial



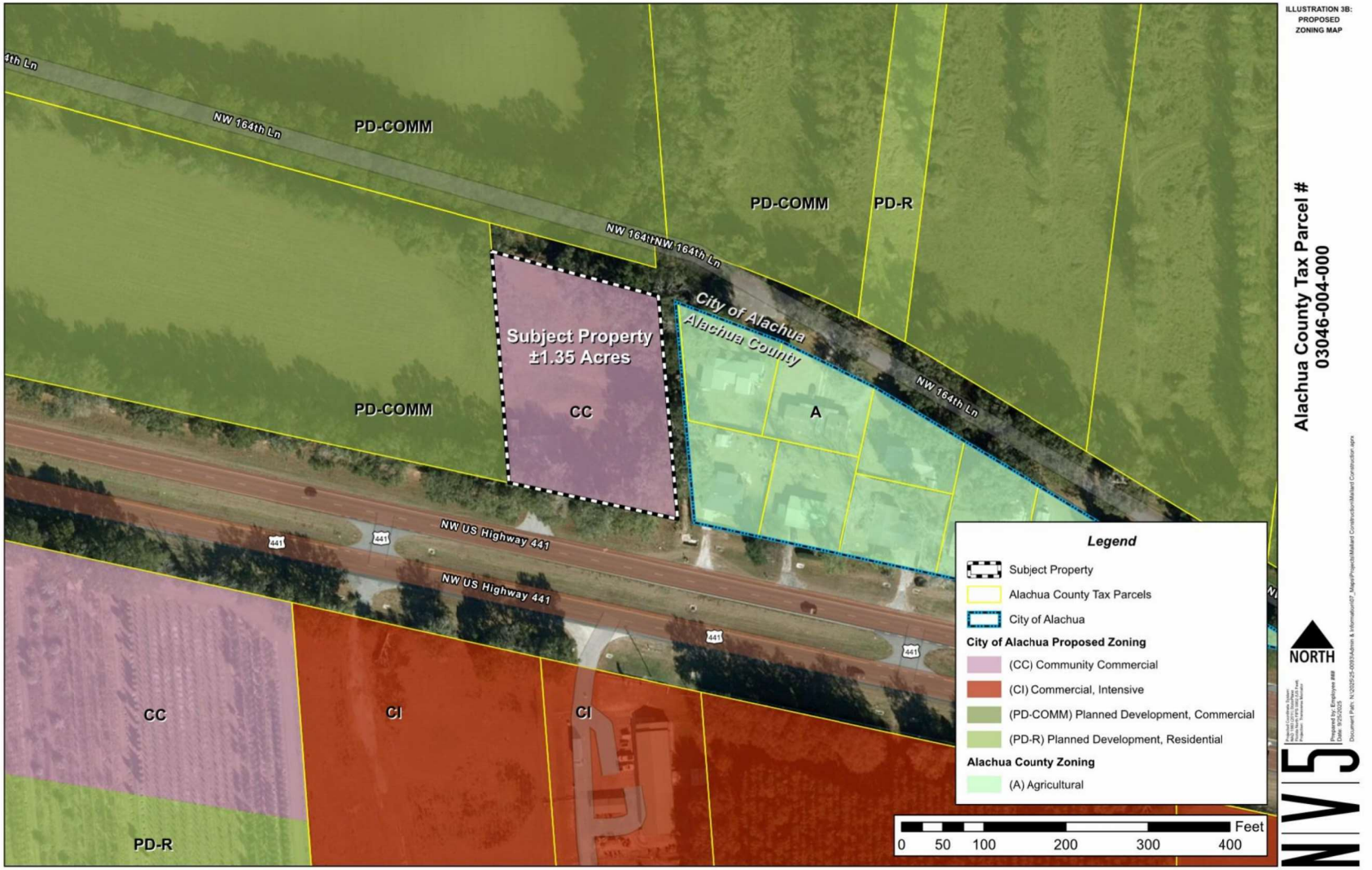
EXISTING ZONING MAP

ZON: Agricultural (A)



PROPOSED ZONING MAP

Zoning: Community Commercial (CC)



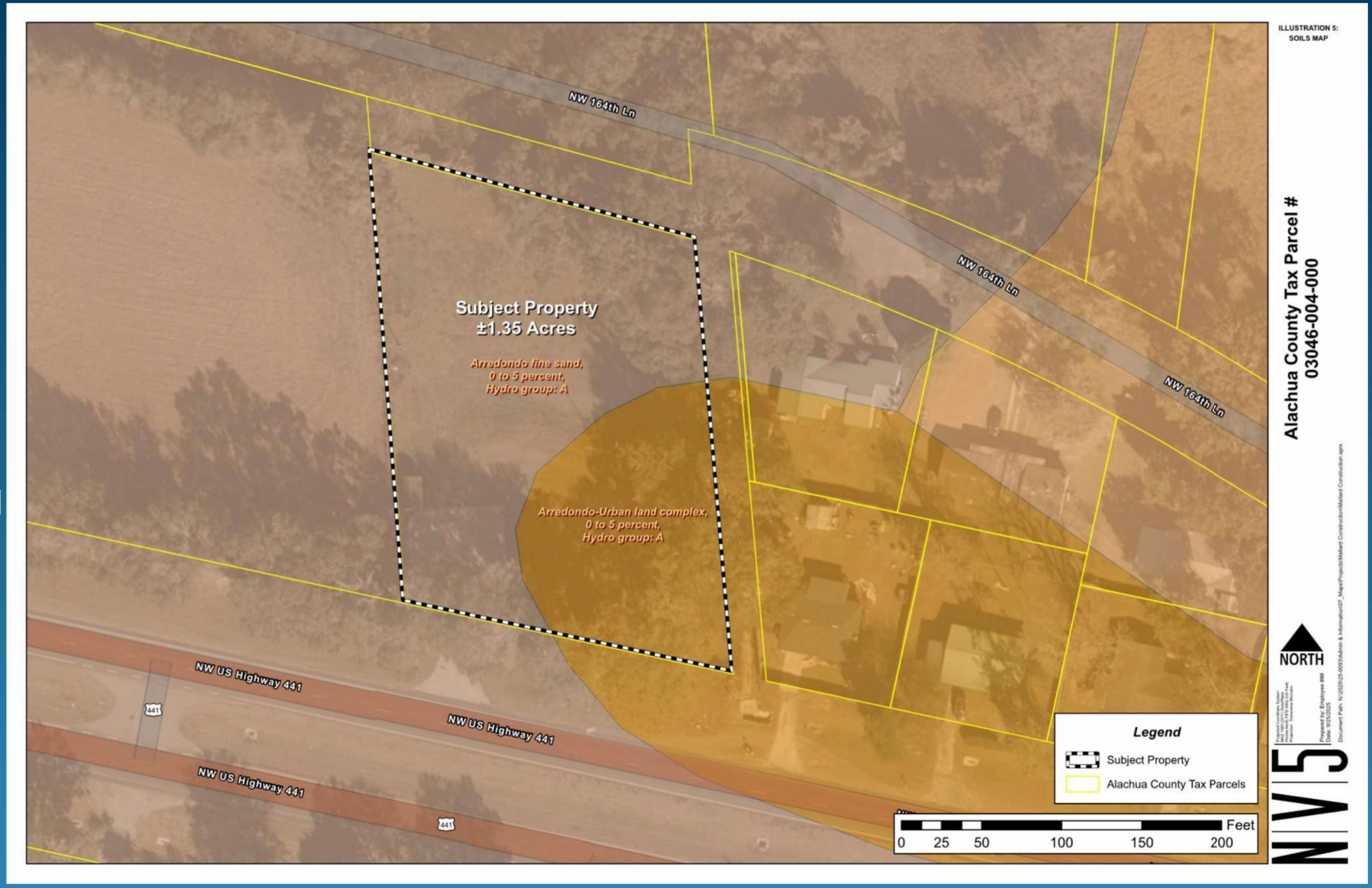
ENVIRONMENTAL MAP

Flood Zone: X

SOILS MAP

Soils:
Arredondo fine sand,
0 to 5 percent,
Hydro group: A

Arrendo-Urban land complex,
0 to 5 percent,
Hydro group: A



Contact Information:
Romy Garraud, Project Planner
Romy.Garraud@NV5.com
352.331.1976

NV5
INFRASTRUCTURE FLORIDA

Sign-in Sheet

SIGN-IN SHEET

Mallard Construction & Electric

25-0093

Event: Neighborhood Meeting

Date/Time: September 29, 2025 @ 6:00 PM

Place: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Re: Small-scale Comprehensive Plan Amendment and Rezoning Application

	Print Name	Street Address	Signature
1	None in Attendance		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Mallard Construction & Electric

25-0093

Event:	Neighborhood Workshop
Date/Time:	September 29, 2025 @ 6:00 PM
Place:	11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) & Rezoning Application

NV5 (Agent) Attendees: Romy Garraud; Grace MacEwan; Craig Brashier, AICP
Public Attendees: 0

NV5, on behalf of Mallard Construction & Electric, LLC, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; maps illustrating the site's regulatory and physical characteristics. No members of the public attended the meeting. After a fifteen-minute grace period, the **meeting was adjourned at approximately 6:15 PM**

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. **Justification Report**
9. Map Set

Mallard Construction & Electric

Small-scale Comprehensive Plan Amendment Application Justification Report

City of Alachua, Florida

September 30, 2025

Prepared for:

City of Alachua Planning and Zoning Department

Prepared on behalf of:

Mallard Construction & Electric, LLC

N:\2025\25-0093\Departments\02_Planning\Reports\Justification\RPT 250903 Mallard Construction-ScCPA Application.docx

11801 Research Drive, Alachua, Florida 32615
(352) 331-1976
www.nv5.com

Table of Contents

1. Executive Summary 2
2. Statement of Proposed Change 3
3. Impact Analysis 6
4. Comprehensive Plan Consistency 10
5. Urban Sprawl Analysis 18
6. Needs Analysis 22

List of Figures

Figure 1: Aerial Map 3
Figure 2: Existing Future Land Use Map 4
Figure 3: Existing Zoning Map 4
Figure 4: Proposed Future Land Use Map 5
Figure 5: Proposed Zoning Map 5
Figure 6: City of Alachua Roadway Segment Concurrency Map 7
Figure 7: City of Alachua Water System Map 8
Figure 8: City of Alachua Wastewater Map 9
Figure 9: Soils Map 15
Figure 11: Population Change, 2020 to 2024 22
Figure 10: Percent Change in Population, 2020 to 2024 22

List of Tables

Table 1 Surrounding Future Land and Zoning Designations 3
Table 2: Projected Trip Generation 6
Table 3: Projected Impacts on Roadways 6
Table 4: Potential Potable Water Impact 8
Table 5: Potential Solid Waste Impact 9
Table 6: Florida Estimates of Population 22
Table 7: Projections of Florida Populations 22

1. Executive Summary

To: Bryan Thomas, Director of Community Development

From: Romy Garraud, Project Planner

Date: September 30, 2025

RE: Mallard Construction –Small-scale Comprehensive Plan Amendment Application

Jurisdiction: City of Alachua	**Application Intent:** Amend the Future Land Use (FLU) designation of the subject property from Agriculture to Community Commercial for future development of a small office building for a locally owned business.
Location Description/Address: North of NW US Highway 441 and west of NW 164th Lane	
Parcel Number: 03046-004-000	**Site Acreage:** ±1.35-acres (Source: Alachua County Property Appraiser)
Existing Future Land Use: *Agriculture* Agriculturally classified lands are intended to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.	**Proposed Future Land Use:** *Community Commercial* The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories.
Existing Zoning District: *Agriculture (A)* This district is intended to provide for areas primarily consisting of agriculture uses and agriculture support and also allow low-density single-family residential development.	**Proposed Zoning District:** *Community Commercial (CC)* This district is 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.
Max. Development Potential Agriculture FLU FAR: Max. Lot Coverage: 20% Max. Gross Density: None	**Max. Development Potential** Community Commercial FLU Intensity: Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; **0.75 FAR for parcels less than five acres, but greater than one acre**; 1.0 FAR for parcels one acre or less.

2. Statement of Proposed Change

This Small-scale Comprehensive Plan Amendment (SsCPA) application requests approval of a Future Land Use (FLU) change from Agriculture to Community Commercial on ±1.35 acres of Alachua County Tax Parcel 03046-004-000. The subject property is located west of NW 164th Lane and North of NW US Highway 441. The site is situated within the City of Alachua, and borders a residential neighborhood situated just east of the site in unincorporated Alachua County. It is bordered by the future site of the Briarwood Planned Development to the west and north. **Figure 1**, an aerial map, shows the site's location and existing conditions.

Figure 1: Aerial Map

The existing FLU of the site is Agriculture and the existing Zoning District is Agricultural (A). This SsCPA requests approval to change the FLU of the subject property from Agriculture to Community Commercial.

Table 1 and Figures 2 and 3 show the current FLU and Zoning designations adjacent to the site.

Figures 4 and 5 show the proposed FLU and Zoning designation of the subject property.

Table 1 Surrounding Future Land and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Community Commercial (City of Alachua)	Planned Development, Commercial (PD-COMM) (City of Alachua)
East	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)
South	Commercial (City of Alachua)	Commercial, Intensive (CI (City of Alachua)
West	Community Commercial (City of Alachua)	Planned Development, Commercial (PD-COMM) (City of Alachua)

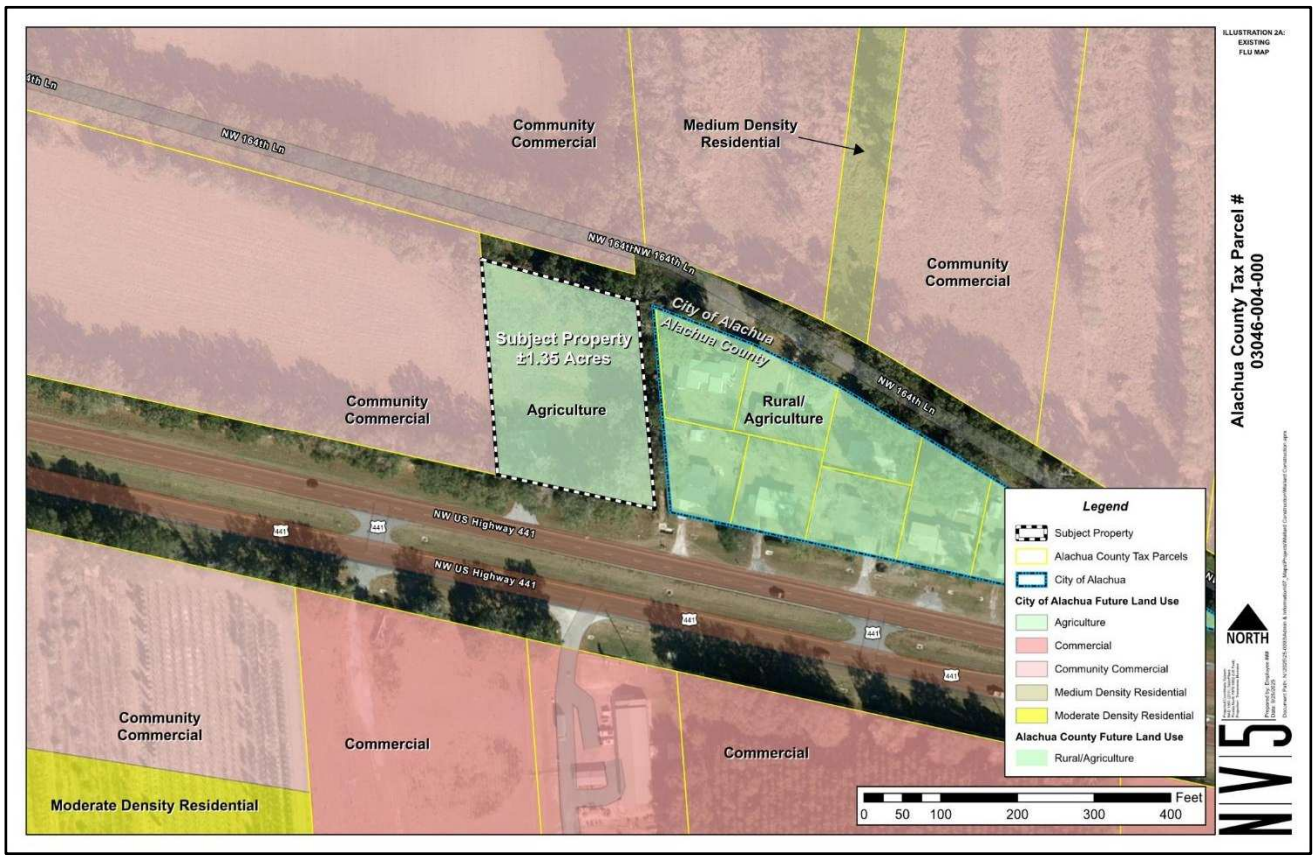


Figure 2: Existing Future Land Use Map

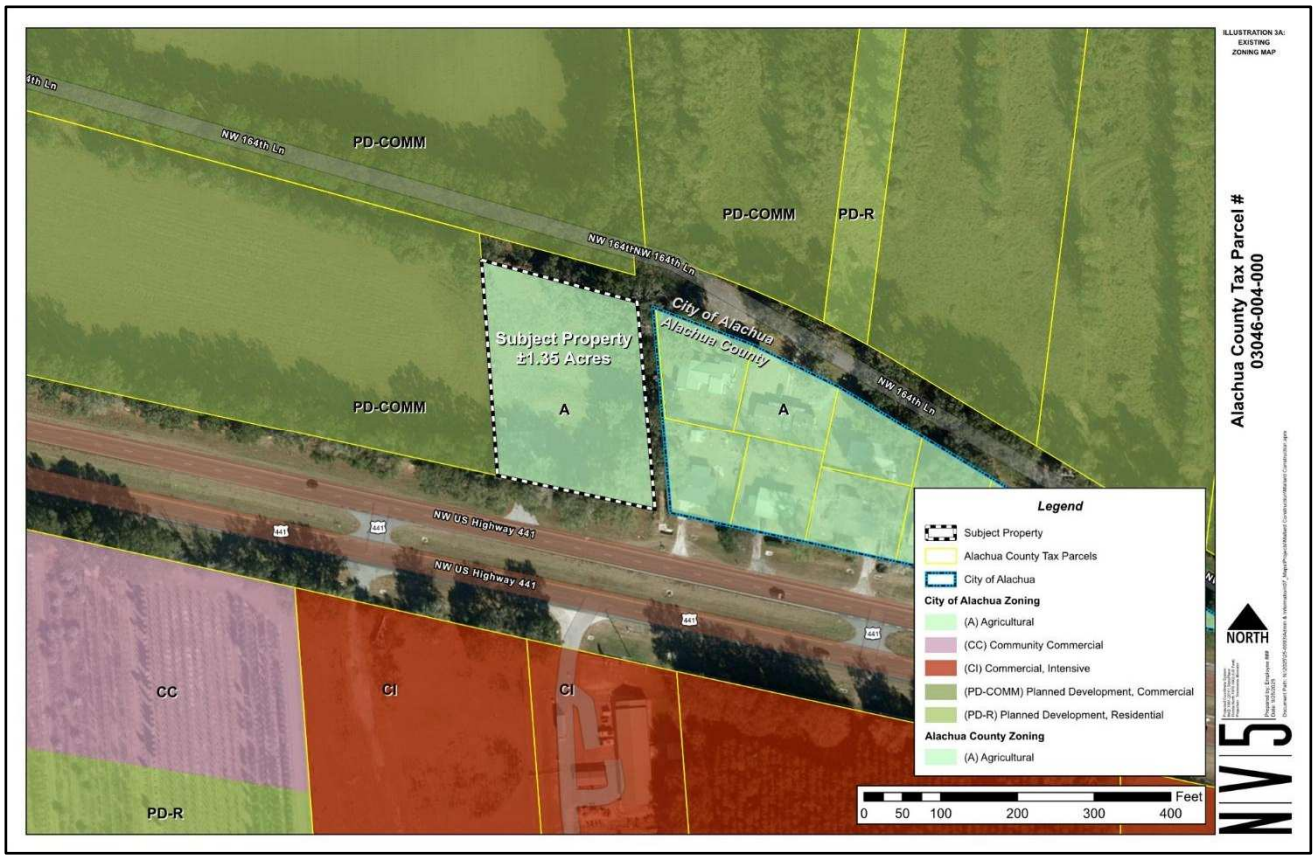


Figure 3: Existing Zoning Map

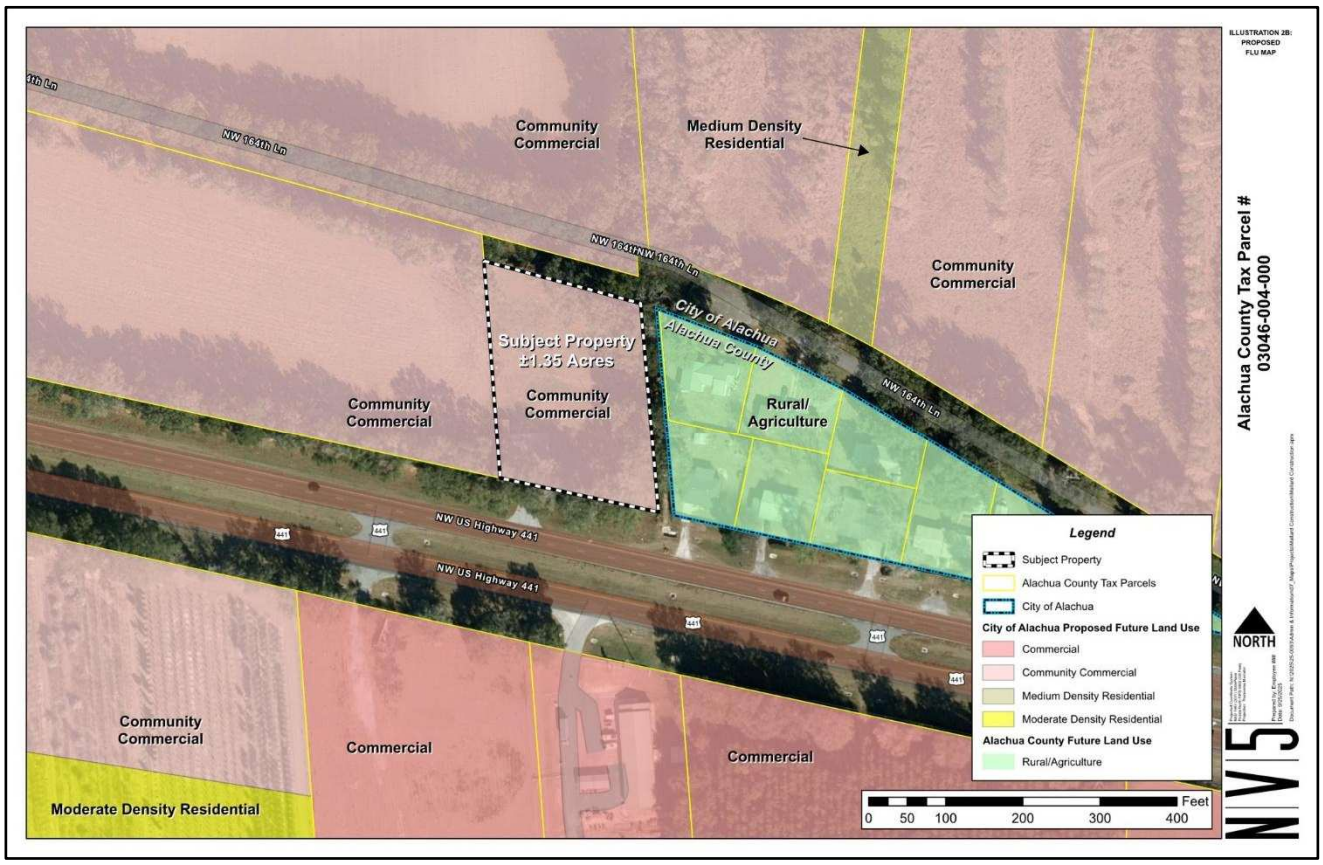


Figure 4: Proposed Future Land Use Map

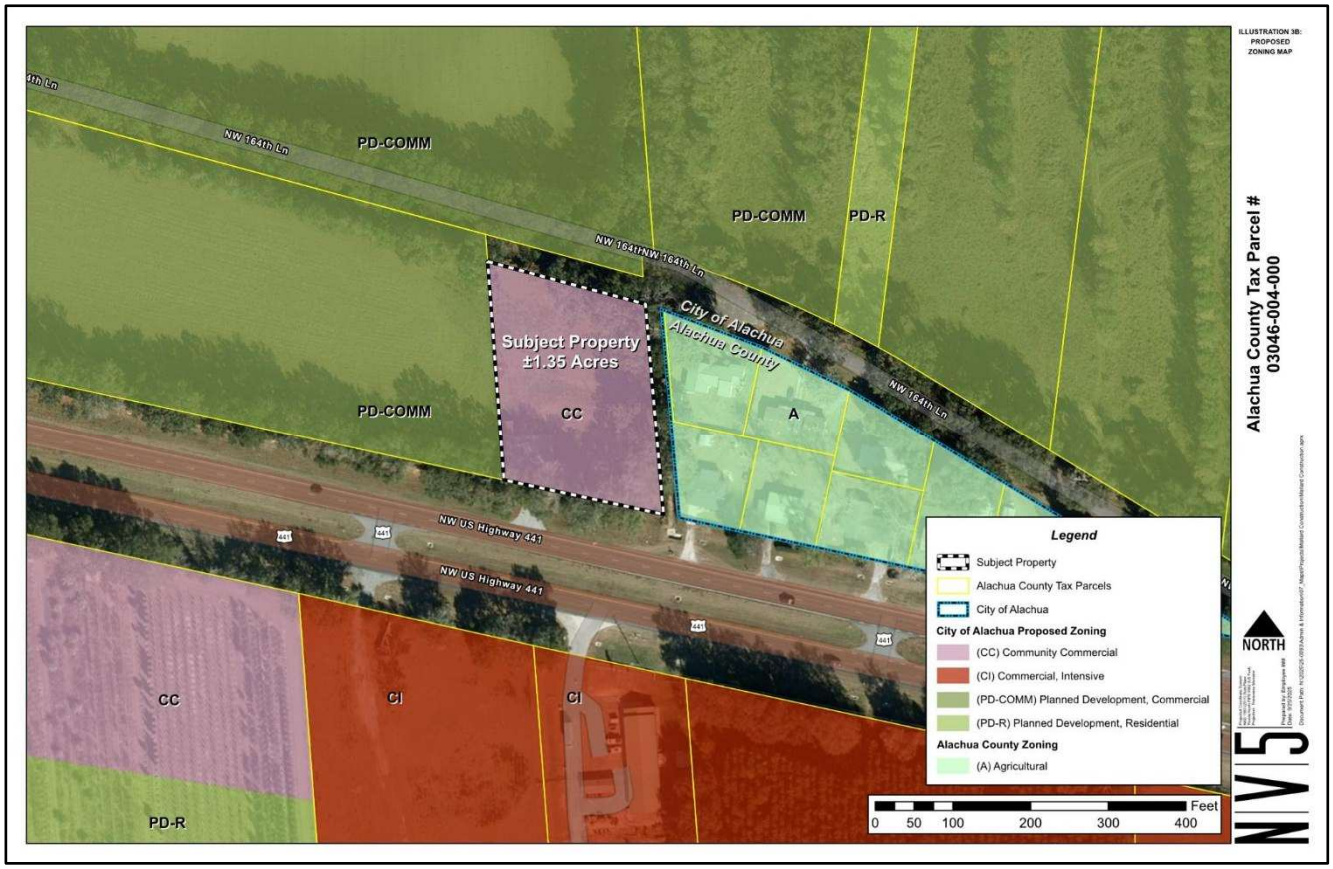


Figure 5: Proposed Zoning Map

3. Impact Analysis

LEVEL OF SERVICE (LOS) CONCURRENCY

This SsCPA application requests to change the FLU of the site from Agriculture to Community Commercial. The site would connect to the City of Alachua public water system and use a septic system for wastewater. Potential impacts on public services are based on the maximum development potential **44,104.5 square-feet** (SF) of nonresidential uses (±0.75 FAR * 1.35 ac).

Transportation

Projected trip generation is based on ITE Trip Generation Manual, 12th Edition average rates.

Table 2: Projected Trip Generation

Land Use	Land Use Code	Independent Variable	Independent Variable Units[1]	Daily	AM Peak	PM Peak
Existing Use-Agriculture	210 Single-Family Detached Housing	Dwelling Units	1	9	5	4
Proposed Use-Community Commercial	710 General Office Building	ksf	44	345	55	52
Net Trip Generation				**336**	**50**	**48**

1. *Site is currently vacant. Proposed use units based on maximum intensity allowed in the proposed Community Commercial FLU category and FAR of 0.75.*
2. *Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.*

Conclusion: Approval of this application *will* result in a net increase in vehicular trips on site. However, approval of this application *will not* negatively impact the adopted LOS for the adjacent US Highway 441 roadway.

Table 3: Projected Impacts on Roadways

	Segment 7		Segment 16		Segment 17		Segment 6	
Traffic System Category	CR 235A to NW 188th Street		From US 441 to North City Limit		From US 441 to CR 235		From I-75 to CR 235A	
	AADT	**PM**	**AADT**	**PM**	**AADT**	**PM**	**AADT**	**PM**
Maximum Service Volume[1]	43,000	3,870	15,120	1,359	15,120	1,359	39,000	3,510
Existing Demand[1]	25,000	2,241	2,080	185	6,048	536	34,000	2,819
Reserved Capacity[1]	4,548	441	2,840	288	4,373	447	5,513	508
Available Capacity	13,452	1,888	10,200	886	4,699	376	-513	183
Projected Trip Generation[2]	345	52	17	3	17	3	311	47
Available Capacity w/ Application approval	**13,107**	**1,836**	**10,183**	**883**	**4,682**	**373**	**-824**	**136**

1. Source: City of Alachua July 2025 Development Monitoring Report
2. NOTE: Projected trip distribution percentage is as follows:
   a. Segment 7: 100%
   b. Segment 16: 5%
   c. Segment 17: 5%
   d. Segment 6: 90%

Conclusion: Trip distribution percentages are shown in **Figure 6** below. The application will result in an increase in trips but will not result in a negative impact the LOS for any of the roadways except Segment 6, which is already above capacity. The maximum development potential on the site would not increase peak hour traffic above capacity. Additionally, the intended development on the site is significantly smaller than the maximum potential shown in this report.

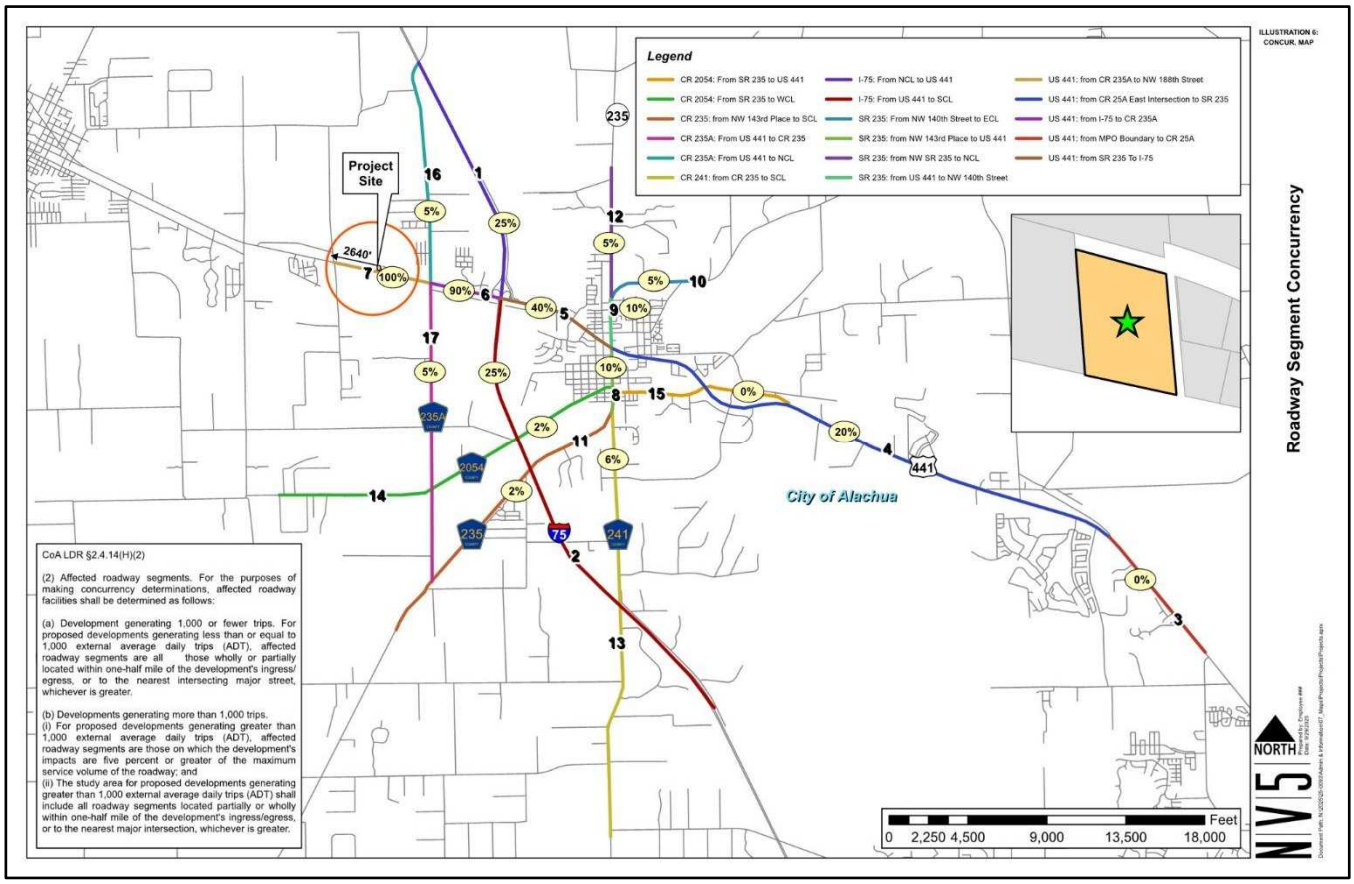


Figure 6: City of Alachua Roadway Segment Concurrency Map

As shown in **Figure 7** below, a water main is located ±2,600 feet away from the nearest connection point to the site.

Figure 7: City of Alachua Water System Map

Table 4: Potential Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity	2,300,000
Less actual Potable Water Flows	1,565,500
Reserved Capacity	394,967
Available Capacity	339,533
Percentage of Permitted Design Capacity Utilized	85.24%
Projected Potable Water Demand from Proposed Project	6,615
Residual Capacity after Proposed Project	**338,872**

1. *Source: Ch. 64E-6.008, F.A.C., City of Alachua July 2025 Development Monitoring Report, and City Comprehensive Plan*
2. *Source: City of Alachua July 2025 Development Monitoring Report*

Conclusion: Approval of this application *will* result in an increase in the site's theoretical impact on the City's potable water system. Capacity will not be reserved as part of this application. Concurrency shall not be guaranteed until the execution of a capacity agreement and/or wastewater development fees are paid to the City. Capacity is intended to increase prior to the development order stage of this project.

Sanitary Sewer Analysis

As shown in **Figure 8** below, though there are wastewater mains near the project site, none are available for connection. Land rights issues between the subject property and connection point to the north prevent connection at that location. Direct connection to the force main is unavailable, and the connection to the gravity main to the east is outside of a reasonable connection range. The site will utilize a septic system for upcoming development and will connect to City of Alachua utilities when they become available.

Figure 8: City of Alachua Wastewater Map

Solid Waste

Table 5: Potential Solid Waste Impact

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[1]	28,704.04	5,238.49
New River Solid Waste Facility Capacity[1]	30+ years	
Solid Waste Generated by Proposed Project[2]	**529.26**	**96.59**

1. *Source: City of Alachua July 2025 Development Monitoring Report*
2. *Formula for solid waste demand, Environmental Engineering: A Design Approach, Sincero and Sincero, Prentice Hall, New Jersey, 1996 and City Comprehensive Plan*

Conclusion: Approval of this application *will* increase the site's theoretical impact on the County's solid waste system but ***will not*** cause it to operate below the adopted LOS.

4. Comprehensive Plan Consistency

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from City of Alachua is provided in normal font while consistency statements are provided in **bold**.

Future Land Use Element

Policy 1.3.a The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

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

This application proposes to amend the Future Land Use (FLU) on the site from Agriculture to Community Commercial. The site is bordered by Community Commercial FLU to the north and west. The proposed change will make the site more compatible with the surrounding land uses and will allow the parcel to serve the future residents and employees within the Briarwood Planned Development adjacent to the site. Additionally, the parcels to the east contain single-family residences, located within the unincorporated Alachua County. The proposed FLU amendment would allow the site to serve as a transitionary use between the bordering commercial and residential uses.

Policy 1.3.d: *Design and performance standards*: The following criteria shall apply when evaluating commercial development proposals in the commercial & mixed-use future land use categories:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveways cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The site has an existing access connection to US Highway 441. There is potential for cross access between this parcel and the future Briarwood Planned Development to the west, which can be explored at a later stage of development.

2. Buffering from adjacent existing/potential uses;

Required buffers will be designed in accordance with Table 6.2-2 in the City Land Development Regulations at the time of site plan permitting.

3. Open space provisions and balance of proportion between gross floor area and site size;

The site currently contains sufficient open space for a commercial development. Additionally, the intended office building will have a building footprint of less than 7,000 square feet, which is significantly lower than the maximum potential development of 44,104.5 square feet. This will leave plenty of land available to meet open space requirements. Open space and the proportion between gross floor area and site size will be reexamined at the time of site plan permitting.

4. Adequacy of pervious surface area in terms of drainage requirements;

The site currently contains sufficient pervious surface area in terms of drainage requirements. Additionally, the intended office building will have a building footprint of less than 7,000 square feet, which is significantly lower than the maximum potential development of 44,104.5 square feet. This will leave plenty of land available to meet pervious surface area requirements for drainage purposes. The drainage requirements in relation to pervious and impervious area will be reexamined at the time of site plan approval.

5. Placement of signage

Signage will be placed in accordance with the city's Land Development Regulations at the time of site permitting.

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;

No lighting changes are proposed with this SsCPA application. A lighting plan will be provided at the time of site plan permitting and will be designed in accordance with city Land Development Regulations.

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;

Detailed on-site circulation information will be provided at the time of site plan permitting.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;

No landscaping is proposed with this application. Landscaping plans related to site development will be provided at the time of site plan permitting.

9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and,

No unique features and resources which may constrain site development have been identified on the site.

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

Performance based zoning requirements are not anticipated to be required or utilized for the purposes of development on this site.

Policy 1.3.e: Density and intensity standards.

1. Non-mixed uses. The following density and intensity standards shall apply to non-mixed-use development proposals in the commercial and mixed-use land use categories:
    a. Density. Residential uses are limited to a density of 10 dwelling units per acre in the Community Commercial land use category and 15 dwelling units per acre in the Commercial and Central Business District land use categories.

The applicant does not intend residential development on the site.

    b. Intensity. Non-residential uses are limited to an intensity of less than or equal to 0.5 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 site is ±1.35 acres, which allows for a maximum floor area ratio of 0.75 and a maximum development potential of 44,104.5 square feet. The applicant does not intend to develop to the extent of the allowed maximum potential build-out. Instead, the applicant envisions building a modestly-sized office building.

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.

Road widening and marginal access are not anticipated to be needed or appropriate for the proposed development.

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.

Due to the low anticipated traffic impact of the intended development, no additional access points or roadway improvements are proposed at this time. There is potential for cross access between this parcel and the future Briarwood Planned Development to the west.

3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.

The project will adhere to required setbacks as described in Table 5.1-3 and buffers as described in Table 6.2-2 in the City Land Development Regulations. Detailed plans will be provided at the time of site plan permitting.

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.

There are no existing sidewalks on or adjacent to the subject property.

Objective 2.4: Landscaping and Tree Protection Standard
The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

Policy 2.4.a: Landscaping: General - The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Landscape plans will be submitted at the time of site plan permitting, and at least 10% of the development site will be landscaped.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

The development plan for the site will comply with buffer yard requirements in relation to the surrounding uses.

Policy 2.4.c: Tree protection: Heritage Trees and Champion Trees – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set

for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

If any heritage and/or champion trees are found on site, the development layout will be designed to avoid impacts to these trees to the highest extent possible.

Policy 2.4.d: Tree Protection: Regulated Trees – The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

The existing trees on site are all along the perimeter of the site, which leaves space for development internal to the site and away from the perimeter. This is a favorable condition to preserve existing trees on the site.

Policy 2.4.e: Tree Protection: Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, public parks, and in road rights of way, where appropriate.

A formal tree survey and site development plan are not yet available. These will be provided at the time of site plan permitting, and tree removal and mitigation requirements will be determined at that time.

Objective 2.5: Open Space Standards

The city shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10 percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

A minimum of 10% open space will be provided on the site.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

The site will contain a minimum of 10% usable and functional open space.

Goal 5: Development Standards

The City shall include provisions through its Comprehensive Plan amendment process, development review process and in its Land Development Regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

The proposed FLU change will not negatively impact natural features or availability of facilities and services. Much of the site is already open, and preliminary desktop analysis of publicly available environmental data identified no environmental features on the site. Additionally, the applicant's intended development is much smaller than the maximum development potential in the Community Commercial FLU category. This minimizes impacts to both natural features and availability of

facilities and services. Further analysis of impacts to facilities and services can be found in Section 3 of this report.

Objective 5.1: Natural Features

The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

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.

The project site is relatively flat, and future development on the site will be designed to minimize topographic impacts.

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

As shown in Figure 9 below, the site consists of Arredondo fine sand and Arredondo-Urban land complex soils, both of which are considered favorable for small commercial development per the NRCS Soil Survey.

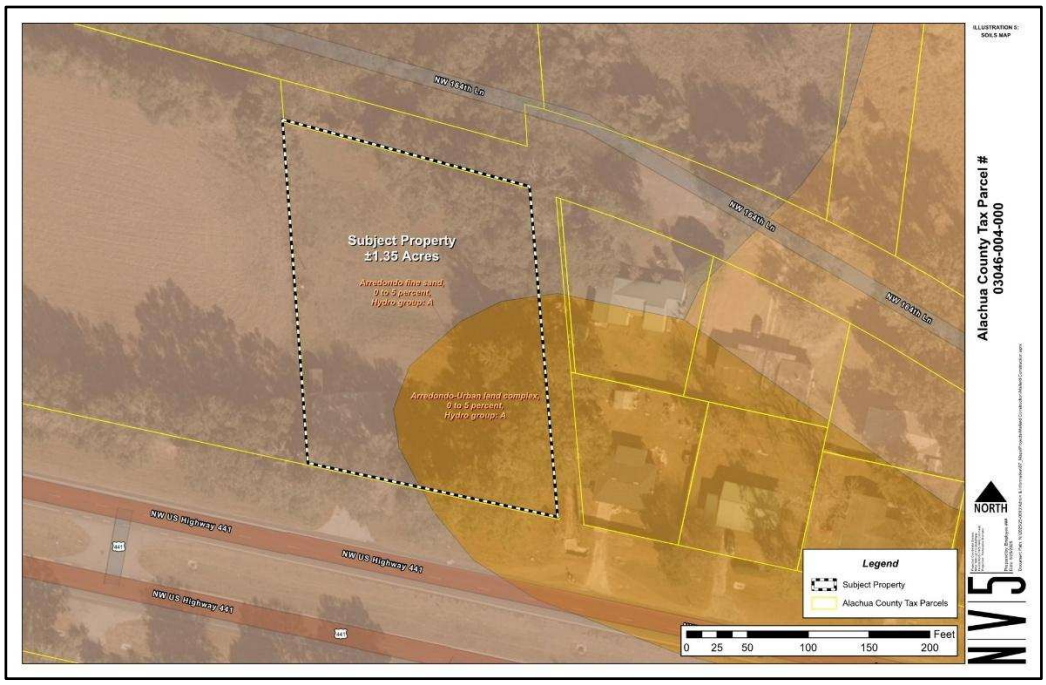


Figure 9: Soils Map

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.

Based on preliminary desktop analysis, the site does not contain a FEMA flood prone area.

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.

No wetlands were identified on site through preliminary analysis of National Wetland Inventory data.

Objective 5.2: Availability of facilities and services

The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained.

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

The proposed FLU change to Community Commercial will not negatively impact the City's ability to meet LOS standards. An in-depth impact analysis can be found in Section 3 of this report. Additionally, the applicant's development intent is a significantly less intense use than the maximum development potential for the Community Commercial category.

Policy 7.1.a: The City shall require utility easements as part of the development review process.

Utility easements will be coordinated at the time of site plan permitting.

Policy 7.1.c: The City shall limit any extension of public centralized potable water and sanitary sewer geographic service areas to the corporate limits of the City unless issues of public safety arise.

The project site is within the corporate limits of the City of Alachua.

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.

The site consists of Arredondo fine sand and Arredondo-Urban land complex soils, both of which are considered favorable for small commercial development per the NRCS Soil Survey. Further analysis of erosion and sedimentation control will be determined at the time of site plan permitting.

Objective 1.2: Access Management.

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

The connection to US Highway 441 will be evaluated for conformance with Chapter 14-96 and 14-97 of the Florida Administrative Code at the time of site plan permitting, and improvements will be made if necessary to meet these requirements.

5. Urban Sprawl Analysis

The approval of this SsCPA does not constitute urban sprawl. As defined in Florida Statutes, '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)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

> "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..."

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 and Alachua County. All indicators will be shown in normal font, while consistency statements will be provided in **bold**.

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

This SsCPA application requests to change the FLU category for a ±1.35-acre site and will not affect substantial areas of the City. Additionally, this request is to increase intensity to improve consistency with surrounding land uses and contribute to the established and developing mixed-use pattern along US Highway 441.

2. 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.

This land use change application requests to change the land use category for a ±1.35-acre site and will not affect substantial areas of the City. Additionally, the surrounding parcels are either already developed or are within a commercial FLU category. By changing the FLU category of the subject property, it will bring the site to a use consistent with nearby land use categories and will contribute to the established and developing mixed-use pattern along US Highway 441.

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

The parcels to the east are not within the incorporated City of Alachua, and they contain existing residential development. The remaining surrounding parcels are in commercial land use categories. Therefore, changing the land use from Agricultural to Community Commercial will make the site consistent with the surrounding land uses and contribute to the existing and developing mixed-use pattern along US Highway 441, which will reduce instances of radial, strip, isolated, or ribbon pattern development.

4. 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.

The proposed SsCPA amendment and future development of the site will not adversely affect natural resources or environmentally sensitive areas.

5. 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.

Though the land area to the east is in the Rural Agriculture FLU category, the area consists of residential development and contains minimal agricultural function. The proposed land use change and future development of the site will have no adverse effects on agricultural and silvicultural activities.

6. Fails to maximize use of existing public facilities and services.

The development will connect to the public water facilities currently available on the site.

7. Fails to maximize use of future public facilities and services.

The development will connect to public wastewater facilities when they become available to the site.

8. 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 land use change and future development will not disproportionately increase costs to the City for public facilities and services. The site will utilize the existing access connection to US Highway 441 and will have low traffic impacts. The project will connect to public water services, but the maximum development potential will not negatively impact the City's ability to maintain Level of Service standards, and the site will be developed significantly below the maximum development potential. The site will utilize a septic system until the time at which public wastewater facility connections become available. The site will be developed according to Suwannee River Water Management District stormwater management requirements. Impacts to law enforcement, education, health care, fire and emergency response, and general government are expected to be minimal due to the small office nature of the proposed land use and future development. Additionally, these services are already available for the neighboring developments, which further reduces potential impact to these services of development on this site.

9. Fails to provide a clear separation between rural and urban uses.

Currently, the separation between rural and urban uses at the site is unclear because the site has an Agricultural FLU but is surrounded by commercial FLUs. The proposed land use change will provide a clear separation between rural and urban uses by making the site consistent with the existing and developing mixed-use pattern along US Highway 441.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed FLU amendment will not inhibit infill development or the redevelopment of existing neighborhoods and communities. It will encourage infill development as the site is currently a small vacant parcel between a residential development and the Briarwood Planned Development.

11. Fails to encourage a functional mix of uses.

The proposed Community Commercial FLU encourages a functional mix of uses by serving as a transitionary use between the bordering Briarwood Planned Development to the west and single-family residential uses to the east. Development on the subject parcel will encourage the existing and developing pattern of mixed-use development along US Highway 441.

12. Results in poor accessibility among linked or related land uses.

The proposed FLU change will not result in poor accessibility among linked or related land uses. It will serve as a transitionary use between the bordering commercial and residential uses and will increase accessibility to commercial services within the city limits of Alachua.

13. Results in the loss of significant amounts of functional open space.

The site is currently a private undeveloped parcel that provides no functional open space for the community. Development on the site will increase availability of functional open space. Additionally, the intended development for the site is well below the maximum intensity potential and will provide a functional open space of 10%, abiding the minimum requirement set in the City of Alachua's Land Development Regulations.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet at least the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (VII), and (VIII). Additional criteria may also apply but are not explored for the purposes of this report.

> Sec. (163.3177(6)(a)9.b(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.

Amending the FLU of the site will not have an adverse impact on natural resources and ecosystems. The surrounding parcels are either already developed or a part of the future Briarwood Planned Development. This would result in the subject property as an isolated undeveloped parcel. The property has no known environmental features of concern, so it is beneficial to use the property as an infill development site to preserve larger areas of natural land.

> Sec. (163.3177(6)(a)9.b(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.

Commercial development on the site would promote walkable and connected communities by serving as a connecting and transitionary point between the Briarwood Planned Development to the west and the existing residential development to the east.

> Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.

Amending the FLU designation of the site will make the site consistent with adjacent uses and will serve the nonresidential needs of the surrounding community. The intended development of the site

is small office building for a locally owned business, Mallard Construction. The company's presence will contribute to the local economy, create jobs, and enhance service availability for residents and businesses in Alachua.

> Sec. (163.3177(6)(a)9.b(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.

The proposed FLU change to Community Commercial would make the site consistent with the future Briarwood Planned Development to the west, which also has a FLU category of Community Commercial. This would remedy the existing development pattern in which the subject property is a single isolated parcel, with a Agriculture FLU, that is inconsistent with surrounding uses.

6. Needs Analysis

This Needs Analysis demonstrates the necessity for the proposed SsCPA. The SsCPA application is requesting to amend the FLU designation from Agriculture to Community Commercial and the companion Rezoning application is requesting to amend the Zoning District from Agricultural (A) to Community Commercial (CC) on Alachua County tax parcel #03046-004-000.

The subject property is located along US Highway 441, a major arterial roadway. West and north of the subject parcel exists parcels with the Community Commercial FLU designation. The parcel itself is primarily vacant. The existing FLU and zoning of the site are Agriculture and Agricultural (A), respectively, which are both unrelated to the existing surrounding land uses and zoning districts, which include Community Commercial, Commercial, Planned Development, Commercial (PD-COMM), Community Commercial (CC) and Commercial Intensive (CI). Changing the FLU and zoning to Community Commercial and Community Commercial (CC), would resolve this mismatch in land use and zoning. Additionally, this would allow for a business, such as Mallard Construction & Electric, to grow into an office space and enhance the economic makeup of Alachua.

Alachua County has experienced consistent population growth, which drives demand for local services and commercial development. According to the Bureau of Economic and Business Research (BEBR) at the University of Florida, Alachua County's population is projected to grow from 296,313 people in 2024 to over 320,000 people by 2035 under a medium-growth scenario. This growth necessitates expanded commercial services to support the growing number of residents and different types of businesses.

Table 6: Florida Estimates of Population

Jurisdiction	2024 Estimate	2020 Census Count	Population Change
Alachua County	296,313	278,468	17,845 (6.4%)
Alachua	11,296	10,574	722 (6.82%)

1. *Florida Estimates of Population 2024." Bureau of Economic and Business Research College of Liberal Arts and Sciences University of Florida, 1 Apr. 2024.*

Table 7: Projections of Florida Populations

Jurisdiction	2024 Estimate	2025 Estimate	2030 Estimate	2035 Estimate
Alachua County	296,313	300,200	316,400	328,300

1. *Rayer, Stefan, and Conor Comfort. "Projections of Florida Population by County, 2025–2050, with Estimates for 2024 ." Bureau of Economic and Business Research College of Liberal Arts and Sciences University of Florida, Aug. 2025.*

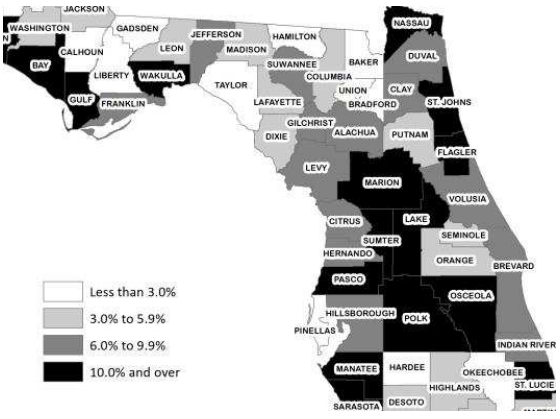


Figure 11: Percent Change in Population, 2020 to 2024
Florida Estimates of Population 2024." Bureau of Economic and Business Research College of Liberal Arts and Sciences University of Florida, 1 Apr. 2024.

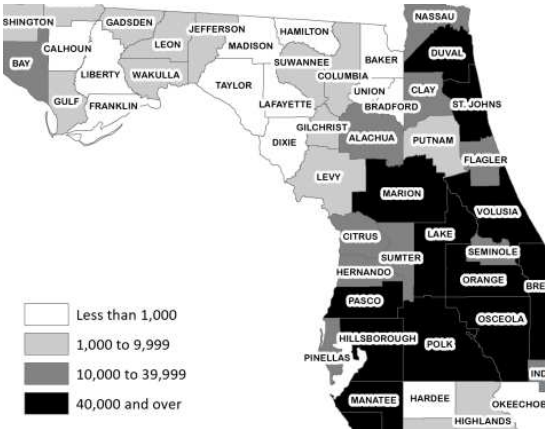
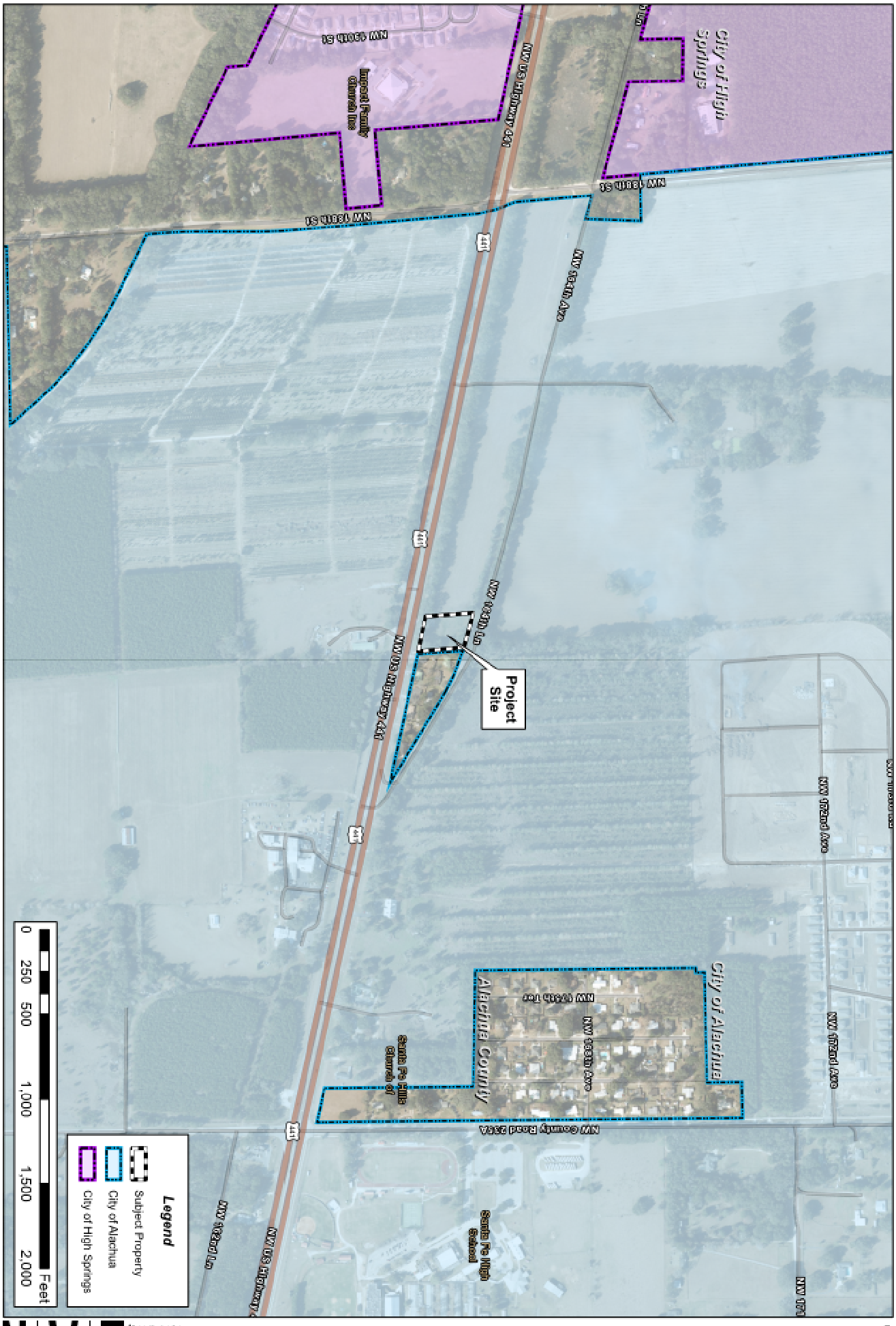


Figure 10: Population Change, 2020 to 2024
Bureau of Economic and Business Research College of Liberal Arts and Sciences University of Florida, 1 Apr. 2024.

The proposed SsCPA and rezoning are in-line with the City of Alachua's Comprehensive Plan and Land Development Regulations. By amending the FLU of the site to Community Commercial and amending the Zoning District to Community Commercial (CC), it will align with the city's goals to foster economic development, support local businesses, and maintain a balanced and logical land use pattern.

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. **Map Set**



Alachua County Tax Parcel #
03046-004-000

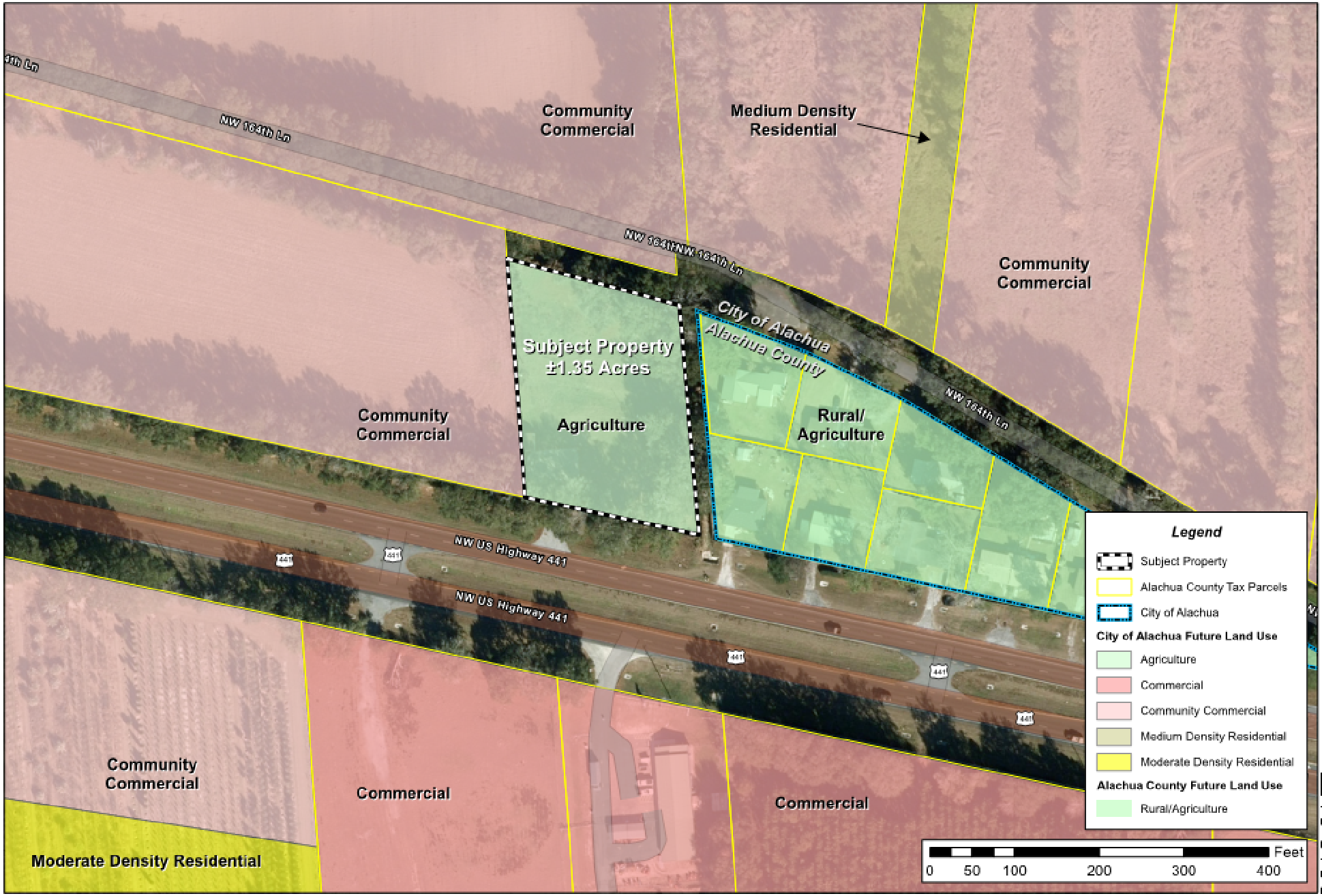
ILLUSTRATION 1
CONTEXT MAP

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION 1A
AERIAL MAP

ILLUSTRATION 2
EXISTING
FLU MAP

Alachua County Tax Parcel #
03046-004-000

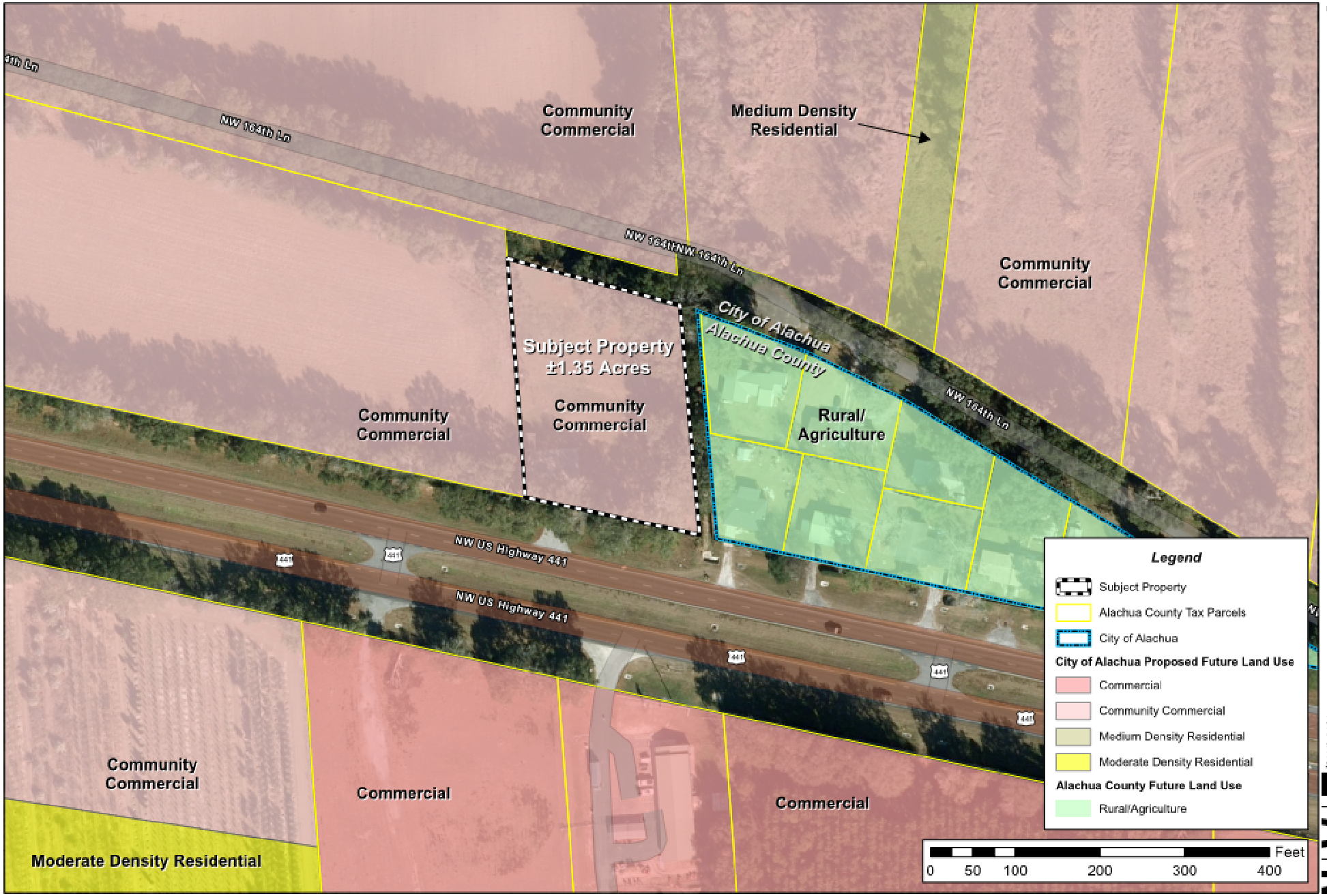


NORTH

NV5

ILLUSTRATION 2
PROPOSED
FLU MAP

Alachua County Tax Parcel #
03046-004-000

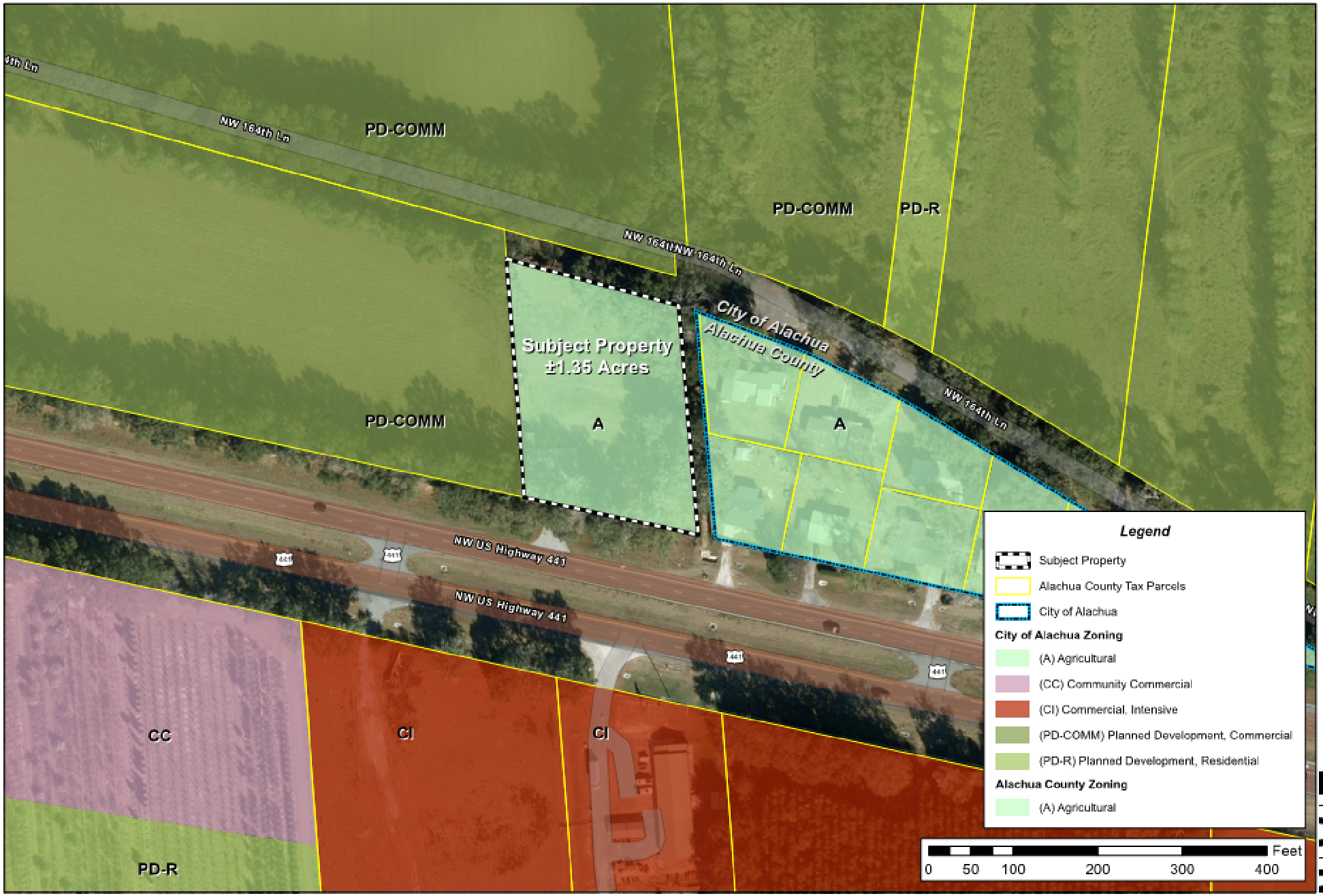


NORTH

NV5

ILLUSTRATION 2
EXISTING
ZONING MAP

Alachua County Tax Parcel #
03046-004-000



NORTH

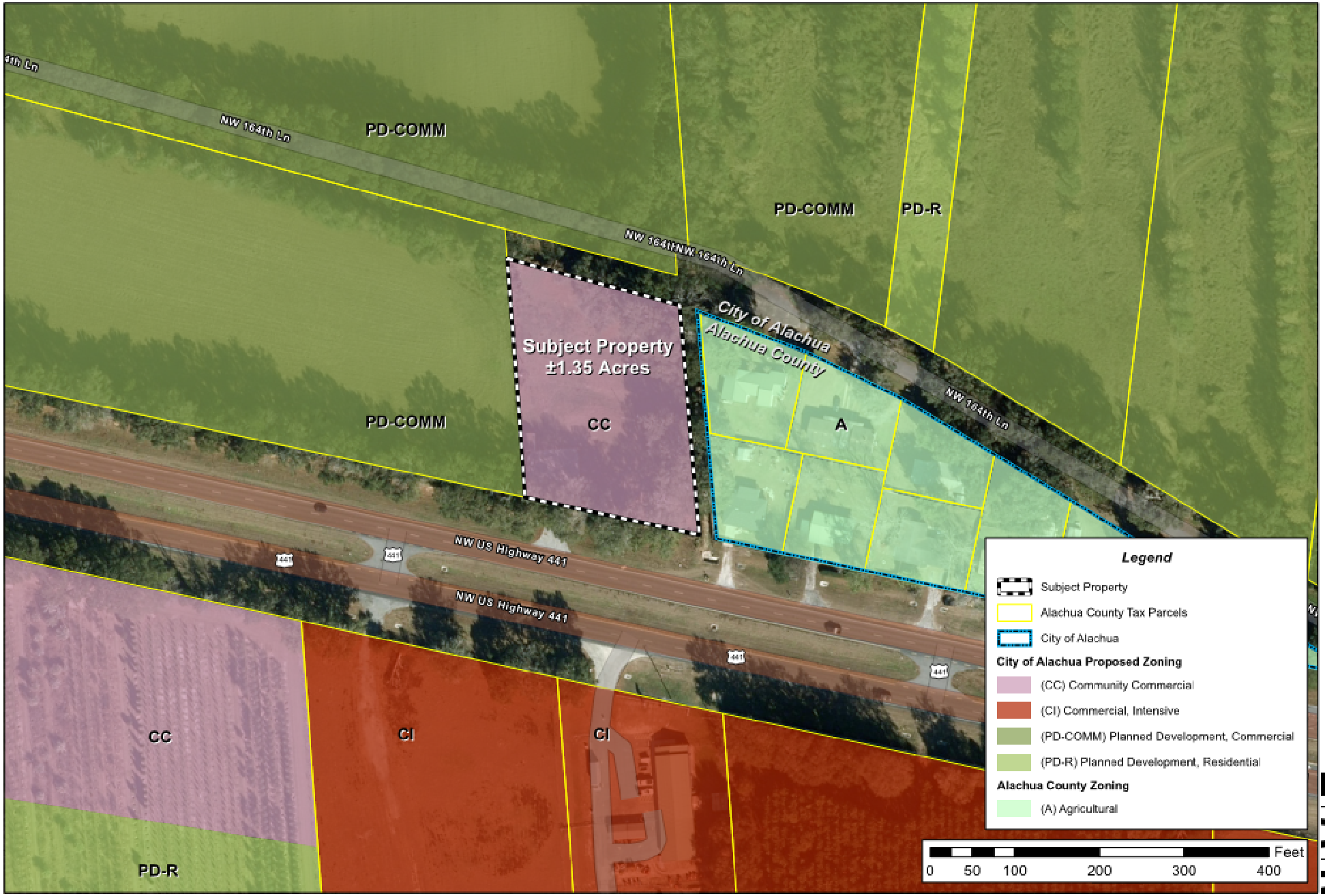
NV5

Property Appraiser Map
Date: 9/30/2025

Document Path: G:\2025\25-0080\Work & Materials\07_Maps\Project\Mallard Construction\Mallard Construction.aprx

ILLUSTRATION 2
PROPOSED
ZONING MAP

Alachua County Tax Parcel #
03046-004-000



NORTH

NV5

Property Appraiser Map
Date: 9/30/2025

Document Path: G:\2025\25-0083\Work & Materials\07_Maps\Maps\Mallard Construction\Mallard Construction.aprx

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION
ERM MAP

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION
SOILS MAP

The injured deputy was

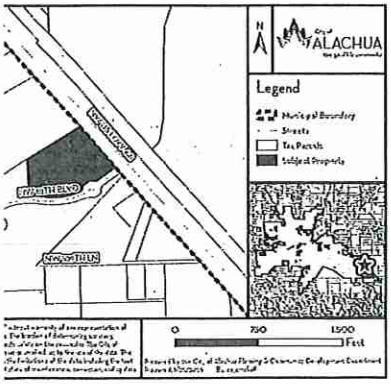
City of ALACHUA

TICE OF PUBLIC CARING BEFORE E PLANNING AND ONING BOARD F THE CITY OF ACHUA, FLORIDA

by given that the Planning and Zoning Board of achua will hold a public hearing on February 10, .m. The hearing will be held in the James A. Lewis Chambers in City Hall, located 15100 NW 142nd ua, Florida, to consider the following:

: PSP24-0012 – Gatorland Kubota Site Plan

NV5, Inc. (Agent) on behalf of Gatorland Kubota mpany, Inc. (Property Owner) for a site plan to 12,550 square foot truck or tractor rental or sales sory repair and servicing facility and associated ents on a ± 6.31-acre subject property generally of the intersection of US Highway 441 and NW rd (Tax Parcel 05885-010-011). Future Land Use: Zoning: Commercial Intensive (CI).



hearing, all interested parties may appear and be pect to the application. Copies of the application, id any related materials are available for public the Planning and Community Development 5100 NW 142nd Terrace, Alachua, Florida, on any as day between the hours of 7:30 a.m. to 6:00 p.m. r to the date of hearing. Written comments on the y be sent to the following address: City of Alachua, Community Development, P.O. Box 9, Alachua, tice is given pursuant to Section 286.0105, Florida in order to appeal any decision made at the public vill need a record of the proceedings, and that, for you may need to ensure that a verbatim record lings is made, which includes the testimony and which the appeal is to be based. In accordance with with Disabilities Act, any persons with a disability onable accommodation in order to participate in ould call the City Clerk at (386) 418-6100 x 1501 rs prior to the public hearing.

ed: Alachua County Today - January 29, 2026)

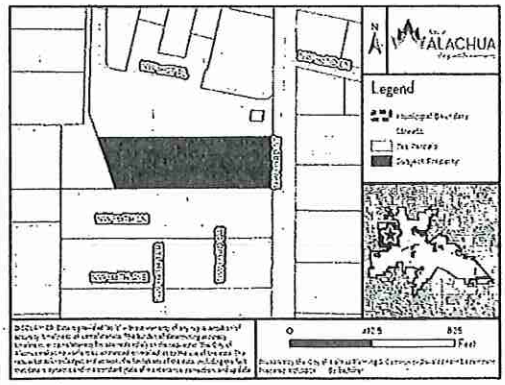
City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on February 10, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PSSC25-0001 – Alachua Santa Fe Crossings, Phase 2

A request by Professional Engineering Consultants, LLC applicant and agent for Alachua 441/235, LLC c/o V3 Capital Group, LLC, 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 +/- 4.17– acre subject property from Agriculture to Commercial. The subject property is Alachua County Tax Parcel 03042-052-007. Existing FLU: Agriculture; Proposed FLU: Commercial.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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 - January 29, 2026)

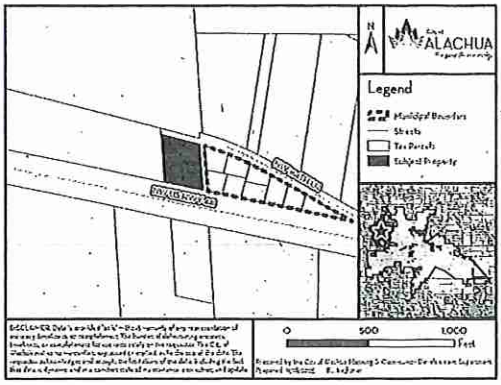
City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 09, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

ORDINANCE 26-02

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 +/- 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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 - January 29, 2026)

MAILED
JAN 2 6 2026

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

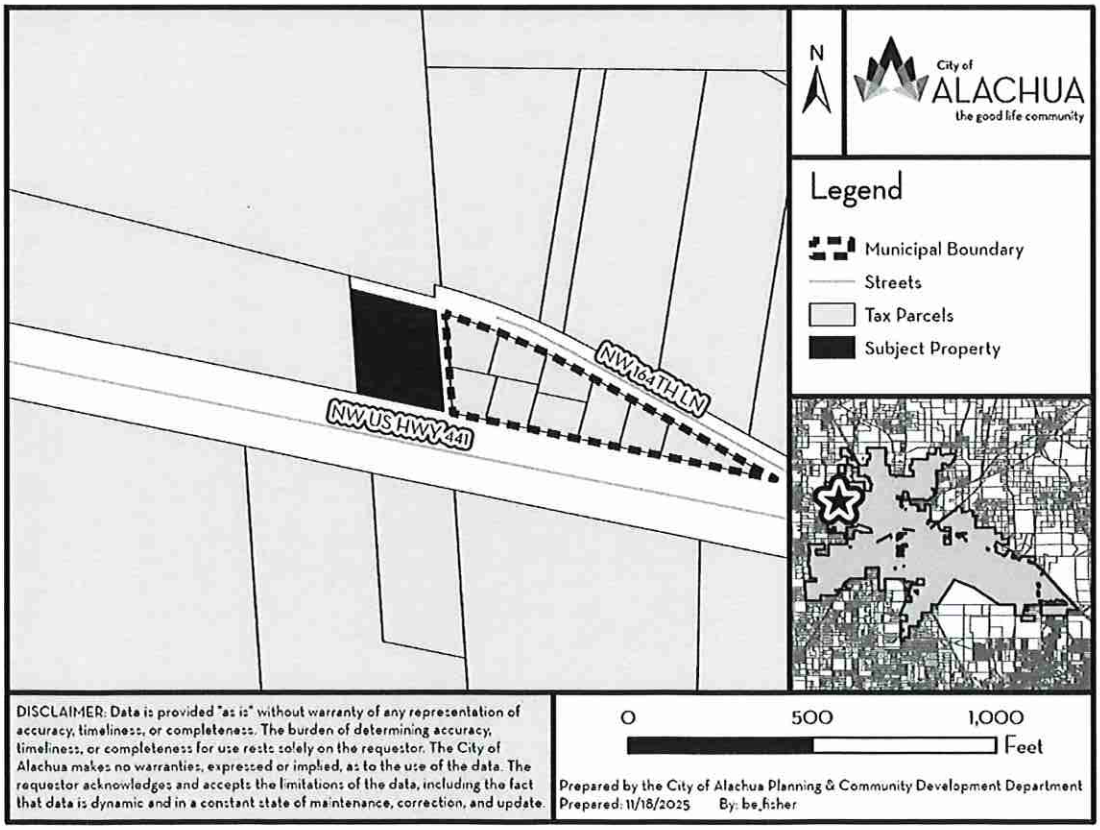
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 09, 2026 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:

Ordinance 26-02

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 ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



MAILED

JAN 2 6 2026

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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.

ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615

ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

MAILED
JAN 2 6 2026

PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

AYLA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Adam Hall, AICP
PO Box 115050
Gainesville, FL 32611

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Romy Garraud, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 12/18/25 FOR THE PSSC25-0002 - Mallard, Future Land Use Map Amendment
(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)

two (2)
(Number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Mallard Construction & Electric **APPLICATION NO.:** PSSC25-0002

APPLICATION TYPE: Small-Scale Comp Plan Amendment **CURRENT ZONING:** Agricultural (A)

NATURE/SCOPE OF PROPOSAL: Amending the Future Land Use Designation from Agriculture to Community Commercial

DATE OF PUBLIC HEARING(S):

January 13, 2026 **AT** 6:00 **PM**

February 09, 2026 **AT** 6:00 **PM**

February 23, 2026 **AT** 6:00 **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), 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 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(S).

PSSC25-0002/PR25-0002 Mallard
Small-Scale Future Land Use Map Amendment/Site-Specific Zoning Map Amendment
Legend
Post Signs
NW 164 Ln
PSSC25-0002/PR25-0002
Post Signs
PSSC25-0002/PR25-0002
Post Signs
20
N
Google Earth
200 ft

Commission Agenda Item

MEETING DATE: February 9, 2026

SUBJECT: ORDINANCE 26-03: 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 +1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.(Quasi-Judicial Hearing, First Reading).

PREPARED BY: Bernadette Fisher

RECOMMENDED ACTION:

Staff recommends that the City Commission find the site-specific amendment to the Official Zoning Atlas for Mallard Construction & Electric, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) approve Ordinance 26-03 upon first reading and (2) schedule second and final reading for February 23, 2026.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a site-specific amendment to the Official Zoning Atlas for Mallard Construction & Electric, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) approve Ordinance 26-03 upon first reading and (2) schedule second and final reading for February 23, 2026.*

Summary

This application is a request by NV5, Inc (applicant/agent) on behalf of Mallard Construction & Electric, LLC (property owners) for consideration of a site-specific amendment to the City of Alachua Official Zoning Atlas (rezoning). The proposed amendment would change the zoning district from Agricultural (A) to Community Commercial (CC) on a ±1.35-acre subject property is Alachua County Tax Parcel 03046-004-000. 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 to Community Commercial.

Existing Zoning District

Section 3.3.1 of the City's Land Development Regulations establishes the general purpose of the Agricultural (A) zoning district to support primary use of land for agriculture and agriculture support uses to help maintain the agricultural and rural character of the district.

Proposed Zoning District

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

On January 13, 2026, the City of Alachua Planning & Zoning Board held a duly advertised public hearing and voted 4-0 to transmit the application to the City Commission with a recommendation to approve.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-03
2. Staff Report & Supporting Materials
3. Application Materials
4. Public Notice Materials

ORDINANCE 26-03

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 ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; 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 January 13, 2026, 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 a duly advertised public hearings on February 9, 2026 and _____, 2026 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) to Community Commercial (CC) on a ± 1.35-acre subject property, consisting of Tax Parcel Number 03046-004-000, 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 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 26-02. 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 9th day of February, 2026.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2026.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

_____ _____
Rodolfo Valladares, City Manager/Clerk Scott Walker, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

Tax Parcel 03046-004-000 Legal Description:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7 OF OAKMONT ESTATES, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN WESTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO'S. 20 AND 25 (200 FEET RIGHT OF WAY) ALSO KNOWN AS U.S. HIGHWAY NO. 441, A DISTANCE OF 20 FEET MORE OR LESS TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY LINE OF A STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET; THENCE RUN NORTHWESTERLY, PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF THE STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY, A DISTANCE OF 286 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD STATE ROAD NO'S. 20 AND 25; THENCE RUN EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 210 FEET MORE OR LESS TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE AFOREMENTIONED WESTERLY LINE OF STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 270 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"

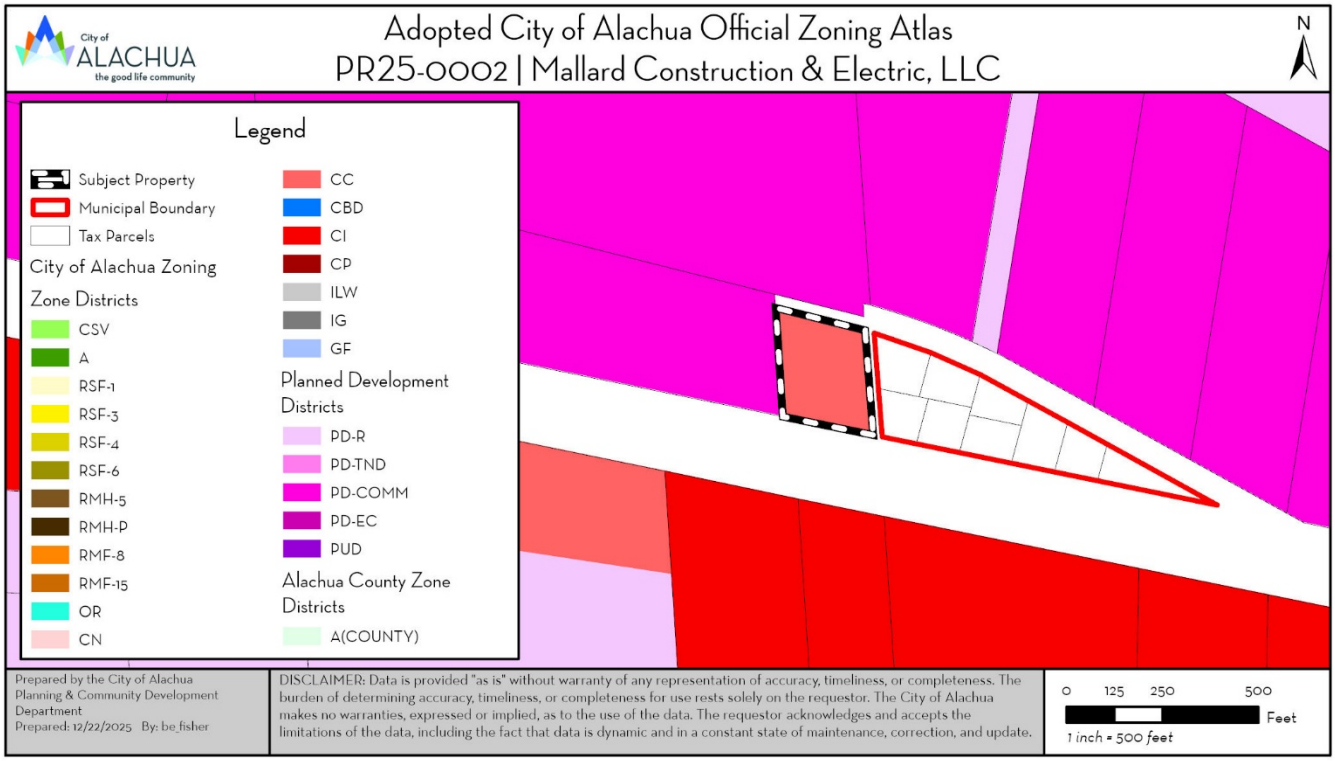

City of ALACHUA
the good life community
Adopted City of Alachua Official Zoning Atlas
PR25-0002 | Mallard Construction & Electric, LLC
N
Legend
Subject Property
Municipal Boundary
Tax Parcels
City of Alachua Zoning
Zone Districts
CSV
A
RSF-1
RSF-3
RSF-4
RSF-6
RMH-5
RMH-P
RMF-8
RMF-15
OR
CN
CC
CBD
CI
CP
ILW
IG
GF
Planned Development Districts
PD-R
PD-TND
PD-COMM
PD-EC
PUD
Alachua County Zone Districts
A(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 12/22/2025 By: be fisher
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 of Alachua 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 data is dynamic and in a constant state of maintenance, correction, and update.
0 125 250 500
Feet
1 inch = 500 feet

EXHIBIT “B”
TO
PSSC25-0002 I MALLARD CONSTRUCTION & ELECTRIC
SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

DRAFT ORDINANCE 26-03

EXHIBIT "C"
TO
PSSC25-0002 I MALLARD CONSTRUCTION & ELECTRIC
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
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 13, 2026
Legislative Hearing **Application #PR25-0002**

SUBJECT:	A request for a site-specific amendment to the Official Zoning Atlas (Rezoning) from Agricultural (A) to Community Commercial (CC) on the subject property.
APPLICANT/AGENT:	NV5, Inc.
PROPERTY OWNER:	Mallard Construction & Electric, LLC
LOCATION:	Generally located north of NW US 441 and west of NW 164th Ln
PARCEL ID NUMBER:	03046-004-000
FLUM DESIGNATION:	Agriculture
ZONING:	Agricultural (A)
OVERLAY:	N/A
ACREAGE:	± 1.35
PROJECT PLANNER:	Bernadette Fisher
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for Mallard Construction & Electric LLC 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 Mallard Construction & Electric, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with 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 NV5, Inc. (applicant/agent) on behalf of Mallard Construction & Electric, LLC (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) to Community Commercial (CC) on a ± 1.35-acre subject property assigned tax parcel number 03046-004-000.

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 to Community Commercial.

Existing Zone District

Agricultural (A) is a zone district that is intended to preserve agricultural lands, protect natural resources , and foster rural character by allowing farming, forestry, resource-based recreation, and limited, low-density residential uses, while encouraging efficient use of land and protecting the environment from urban sprawl, aligning with the City's Future Land Use goals. The subject property is currently zoned for Agricultural (A), which does not permit the type of development activity proposed by the applicant.

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 Community Commercial (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 arterial roadways or at the intersection of an arterial and major collector roadways.

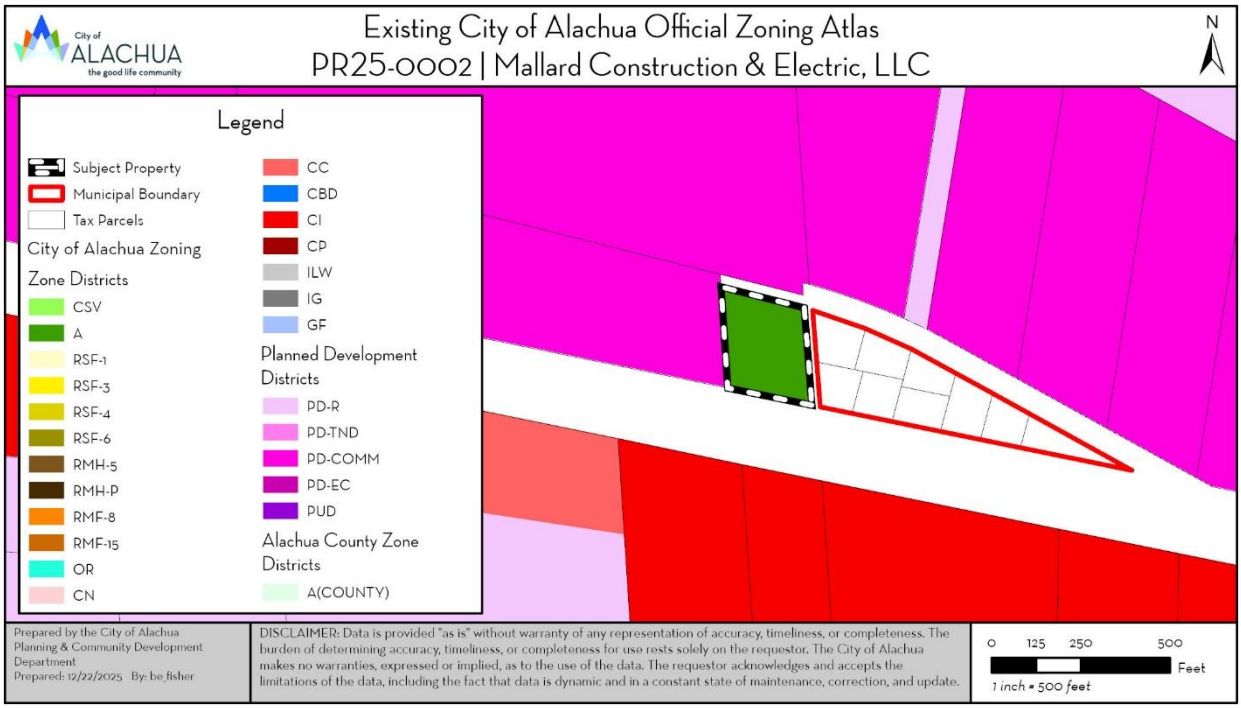
Table 1. Comparison of Existing/Proposed Zoning District

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agricultural (A)	Community Commercial (CC)
Max. Gross Density:	1 Dwelling Unit (0.20 DUA)	0 Dwelling Units (10 DUA*)
Max. Floor Area:	± 11,761 Square Feet (0.20 FAR)	± 45,085 Square Feet (0.50 FAR*)
Typical Uses:	• Dwelling, Live/Work; • Dwelling, Manufactured Home; • Dwelling, Single-Family Detached Dwelling Units; • Religious Institution; • Parks and Open Areas, including: ▪ Arboretum; ▪ Botanical Garden; ▪ Cemetery, Columbaria, Mausoleum; ▪ Park, Private and Public; ▪ Recreational Trail • Public Safety; • Agriculture, including: ▪ Animal Husbandry; ▪ Horticulture; ▪ Agricultural Processing; ▪ Agri-Education; ▪ Agri-Entertainment; ▪ Custom Operator; ▪ Sale of Products Produced on Site; ▪ Equestrian Facility; ▪ Farm Co-Op; ▪ Farm Market; ▪ Farm Produce Stand; ▪ Feedlot (for ongoing, on-site animal husbandry activities); ▪ Nursery, Production; ▪ Pet Farm; • Agriculture Support and Services (not directly related), including: ▪ Agricultural Research Facility; ▪ Animal Care Business; ▪ Central Farm Distribution Hub for Agricultural Products; ▪ Equestrian Facility; ▪ Farm Machinery Repair; ▪ Farm Machinery Sales, Rental and Service; ▪ Stable; • Retail Sales and Services; • Visitor Accommodations.	• Community Services, including: ▪ Library; ▪ Senior Center; ▪ Youth Club Facility • Child Care Center; • Education Facilities; • Government Office; • Post Office; • Healthcare Facilities, including: ▪ Hospital; ▪ Medical and Dental Clinic; ▪ Outpatient Facility • Convention Center; • Nursing Home; • Religious Institution; • Parks and Open Areas, including: ▪ 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; • Parking, Commercial; • Recreation/Entertainment, Indoor, including: ▪ 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.

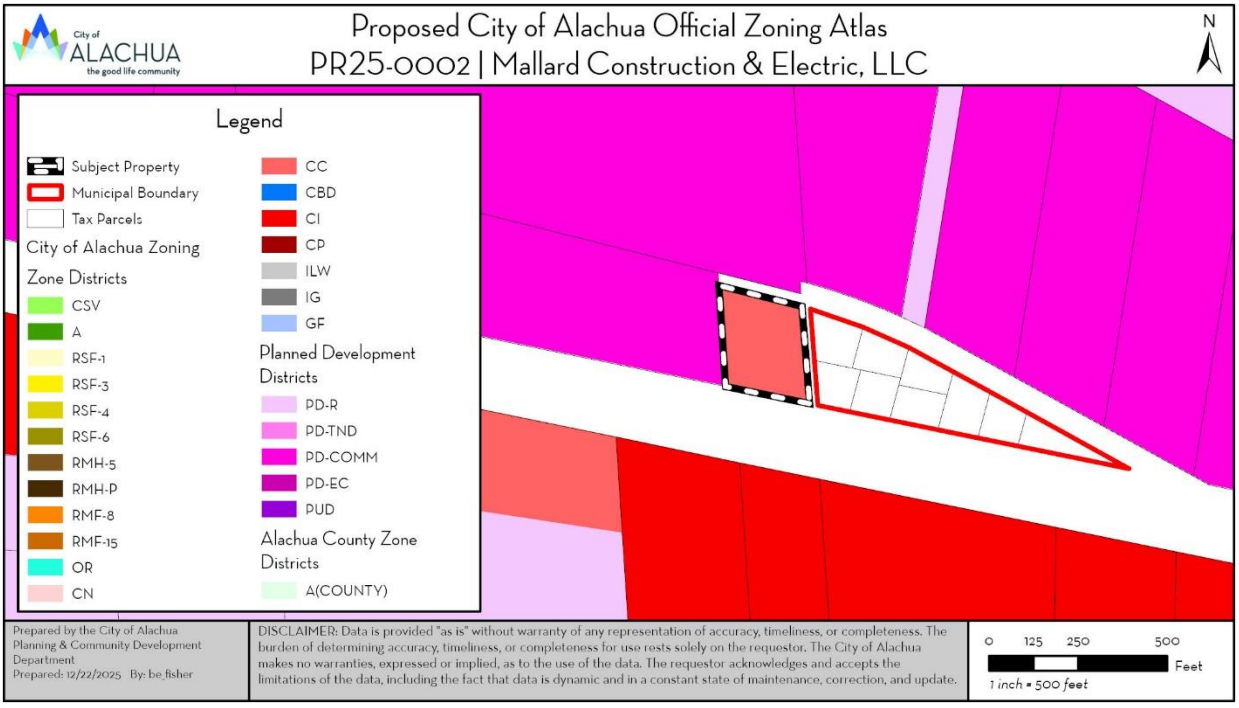
Decrease/ Net Increase:	Decrease of 1 dwelling Increase of ± 45,085 square feet

*Density and intensity calculations were completed using the highest densities and intensities permitted in the Community Commercial land use category; however, the future land use of Community Commercial allow higher densities and intensities.

**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.



Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

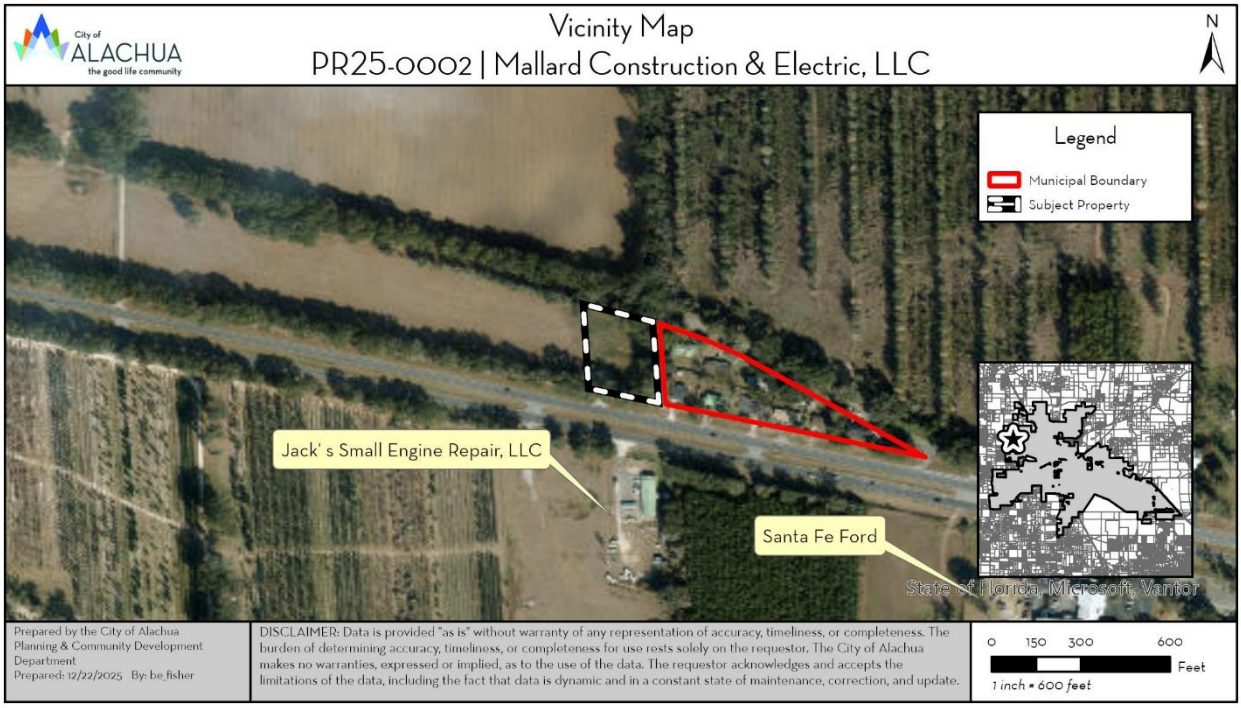
The subject property is undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

SURROUNDING USES

The existing use, Future Land Use Map (FLUM) designation, and zoning districts of the surrounding area are identified in Table 2. Map 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. It 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	Vacant Lands	Community Commercial	Planned Development-Commercial (PD-COMM)
South	Repair Services (Non-Automotive)	Commercial	Commercial Intensity (CI)
East	Single-Family Subdivision (Unincorporated)	N/A	N/A
West	Vacant Lands	Community Commercial	Planned Development-Commercial (PD-COMM)



Map 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of the Neighborhood Meeting is to inform the owners of nearby land and any other interested members of the public about the project and receive comments regarding the project.

Neighborhood Meetings are not required for Comprehensive Plan Amendment applications but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the Small-Scale Comprehensive Plan Amendment, a Neighborhood Meeting was held.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons/organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held on September 29, 2025, at 6:00 p.m. at NV5, Inc., located at 11801 Research Drive, Alachua, Florida. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, no members of the public attended the meeting. The applicant has included a summary of the event 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 finds 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.a: *Community Commercial:* The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;

12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community 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 Community Commercial. Community Commercial is a mixed-use or non-mixed-use category which often focuses on solely commercial activities, or it can be incorporated into a mixed-use area where commercial uses are typical on the ground floor with residential/office above. The district should typically be located along major arterial roadways or at an intersection of an arterial roadway and other major highways(i.e., Interstate Highways, U.S. Highways, State Highways, County Routes). As such, the purpose and establishment of the Community 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 applicated 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 where 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 be considered appropriate for its location due to it fronting a major highway, which serves as an effective buffer and transition area from residential uses to busy transportation corridor.

This zoning map amendment primary implements an enhanced screening and buffering standards when adjacent to residential properties to minimize potential negative impacts (e.g., noise, light, traffic).

Policy 5.1.a: T*opography*: 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, based 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 filing 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 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 not within a Karst sensitive area. Should any environmental features be discovered, all applicable regulations must be followed.

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 effect 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 prior to receiving 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:

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,360 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 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:

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 Agency, 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 (LDRs).

Objective 1.10: *Wetlands*

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrological 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 (LDRs).

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: There are no delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs).

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 ecosystems 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, the 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 is one soil type found within the subject property, shown in Table 2.

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 Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	100%

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

Flood Potential

Panel 12001C0110D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the development area 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 not located within an area of high aquifer recharge as identified on the Suwannee River Water Management District's high aquifer recharge potential (HARP) map. No potential sink holes are known to exist on the site. No new stormwater management facilities are proposed.

Wellfield Protection Zones

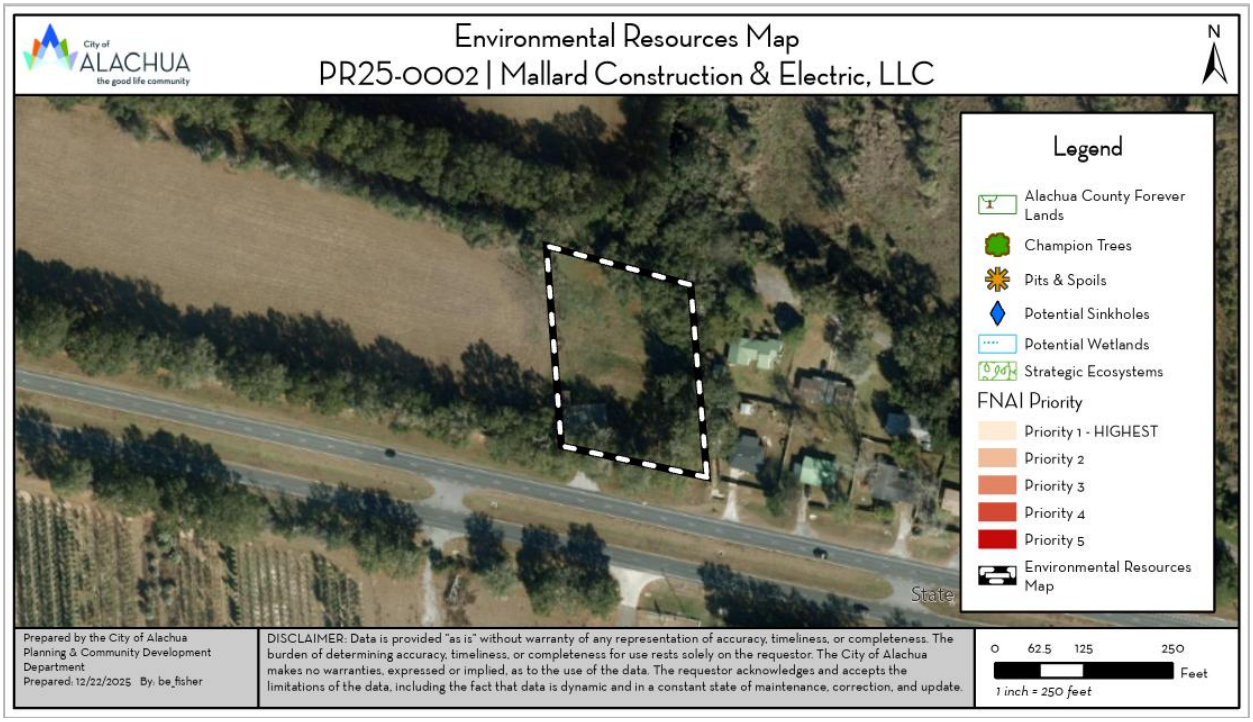
Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

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 District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.



Map 4. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

Section 2.4.25(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 transitionary zone district from the major thoroughfare by buffering residential properties north of the subject property, stepping down the intensity of development while providing for a logical continuation of business uses compatible with adjacent properties.

Additionally, the subject property is located along U.S. Highway 441, which is an arterial roadway. The establishing purpose of the Community Commercial (CC) zoning district in accordance with 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 north is approved for a mixed-use development containing residential and commercial uses. Additionally, the subject property is located north of U.S. Highway 441. Future development of the subject 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 classification of adjacent lands.

Evaluation & Findings: The proposed amendment would provide a transitionary zone district from the major thoroughfare by buffering residential properties north of the subject property, stepping down the intensity of development while providing for a logical continuation of business uses compatible with adjacent properties.

The established purpose 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."

(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) zoning district is described as being "typically located along major arterials or at the intersection of an arterial and highway." The subject property is situated on the north side of US Highway 441, which is classified as a principal arterial roadway. Furthermore, the City's Land Development Regulations include measures to protect against infill development, particularly with residential protection standards.

The proposed amendment is anticipated to avoid generating excessive traffic, density, or intensity of use, and it will avoid impacting building height, bulk, noise, lighting, 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 zoning districts) of the area where the proposed amendment is located.

Evaluation & Findings: The proposed amendment primarily permits business uses, aligning with the Community Commercial (CC) zoning district, which is designated for commercial activities. To the north and west, the zoning includes Planning Development, Commercial (PD-COMM), while to the south, it falls under Commercial Intensive (CI), both of which allow similar uses as those proposed in the amendment.

This amendment aims to create a transitionary zoning district from the more intense Community Commercial (CC) to the north, reducing the intensity of development. It facilitates a logical continuation of business uses that are compatible with adjacent properties and the surrounding area. Furthermore, the subject property is situated north of US Highway 441, a principal arterial roadway, making this zoning appropriate as it aligns with the existing and approved patterns in the immediate vicinity.

(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-family dimensional development.

Evaluation & Findings: The proposed amendment has been assessed in relation to policy 1.3.f of the City's Comprehensive Plan, specifically within the Future Land Use Element. Furthermore, the associated small-scale comprehensive plan map amendment

application has been analyzed against the 13 primary urban sprawl indicators and the 8 urban form criteria outlined in Section 163.3177(6)(a)9.a of the Florida Statutes, with the findings detailed in the application's staff report. Staff has determined 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 district (spot zoning).

Evaluation & Findings: The proposed amendment aims to establish a transitionary zoning district that extends from the principal arterial roadway to the north, leading toward further mixed-use development that include residential areas. This strategy aims to reduce development intensity while logically continuing compatible business uses along US Highway 441. Furthermore, the proposed amendment will avoid creating an isolated zoning district that is disconnected from adjacent and surrounding zoning districts.

(j) **Public facilities.** The proposed amendment will not result in development in a location where there are no plans by the City of other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid waste), 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 situated within the Community Potable Water Service Area and the Community Wastewater Service Area. Any future development on this property will be required to connect to these services. Furthermore, the property is located north of US Highway 441, which is classified as a principal arterial roadway.

(k) **No adverse effect on the environment.** The proposed amendment would not result in any 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 analysis of environmental conditions has been included in this report. The proposed amendment would not lead to any significantly adverse impacts on environmental features. Furthermore, any future development of the subject property must adhere to the environmental protections outlined 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.

Traffic Impact

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

Table 4-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
6	U.S. Hwy 441 From I-75 to CR 235A	4/D	Principal Arterial	Urban	D

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

Table 4-2. Potential Trip Generation[1]

Land Use	Density/Intensity	AADT	PM Peak Hour
Office	29,403 SqFt	5,513	508
	Total	**5,513**	**508**

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

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

Traffic System Category	Segment 7 CR 235A-NW 188th ST		Segment 16 US Hwy 441-North City		Segment 17 US Hwy 441 to CR 235		Segment 6 I-75 to CR 235A	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	43,000	3,870	15,120	1,359	15,120	1,359	39,000	3,510
Existing Traffic[2]	25,000	2,241	2,080	185	6,048	536	34,000	2,819
Reserved Trips[3]	4,548	441	2,840	288	4,373	447	5,513	508
Available Capacity[3]	13,452	1,888	10,200	886	4,699	376	-513	183

Increase/Decrease in Trips Generated by Development[4]	345	52	17	3	17	3	311	47
Residual Capacity	13,107	1,836	10,183	883	4,682	373	-824	136
Residual Percentage of Permitted Design Capacity Utilized	30.48%	47.44%	67.34%	64.97%	30.96%	27.44%	-.02%	3.87%

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. (2025). *2024 Count Data*. Accessed via Florida Traffic Online April 2025.
3 Source: City of Alachua May 2025 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 110; Trip Distribution: Segment 4 – 50%; Segment 15 – 50%.

Evaluation & Findings: The anticipated impacts of the application will not adversely affect the level of service for road segments 7, 16, and 17. However, the analysis indicates that the application could negatively impact the level of service for road segment 6. According to 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 satisfied, any deficiencies must be addressed in the final development order before a certificate of concurrency compliance can be issued. Therefore, any development application for the site will undergo a reevaluation of concurrency, and any deficiencies in roadway segment 6 must be resolved prior to obtaining a final development order. This application does not represent 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]	1,565,500
Reserved Capacity[2]	394,967
Available Capacity	339,533
Increase/Decrease in Potable Water Demand from Application	6,615
Residual Capacity	338,872
Residual Percentage of Permitted Design Capacity Utilized	85.24%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua May 2025 Development Monitoring Report

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the potable water system. This 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
Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Flows[1]	813,000
Reserved Capacity[2]	362,123
Available Capacity	324,877
Increase/Decrease in Sanitary Sewer Demand from Application	0
Residual Capacity	324,877
Residual Percentage of Permitted Design Capacity Utilized	78.34%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua May 2025 Development Monitoring Report

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 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[2]	28,704.04	5,238.49
Increase/Decrease in Demand Generated by Application[3]	529.26	96.59
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2024); Policy 2.1.a, Community Facilities Element. Formula: 11,296 Persons x 0.73 tons per year.
2 City of Alachua May 2025 Development Monitoring Report
3 Formula: Per Sincero and Sincero (1936). Environmental Engineering: A Design Approach. *Princeton Hall, New Jersey*. Formula: 12lbs/day per 1,000 square feet x 3,200 square feet
4 New River Solid Waste Association, April 2025

Evaluation & Findings: The proposed application is not anticipated to adversely impact the level of service of 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
PR25-0002 | MALLARD CONSTRUCTION & ELECTRIC
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			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	
	CSV	A	1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Cottage neighborhood																P								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	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	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					P	A	A	A	A	4.3.2(A)
	Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
	Youth club facility						S	P	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			P	A		A	A	4.3.2(D)
	Post office						S	S	S	S	S	P	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	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	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)
	Drug and alcohol treatment facility													P											
	Nursing home		S							S	S	P		P	P						A		A		
	Psychiatric treatment facility													P							A				
	Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)

	Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
	Parks and open areas																								
	Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
	Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
	Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P				P					
	Community garden		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	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			S	P				A	
	Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
	Helicopter landing facilities		S							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	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	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	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	A	A	A	A		
Utility, major		S	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	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),
Agri-education		P																								4.3.3(A)(
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		P																								4.3.3(A)(1), (3)

	to produce stands or PYO (pick-your-own) establishments																							
	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													P	P	P						4.3.3(B)(1)
	Animal care business		P														P							
	Auction arena for livestock		S														S	S						

	Central farm distribution hub for agricultural products		P														P	P						4.3.3(B)(1)
	Equestrian facility		P																					4.3.3(B)(2)
	Fair grounds		S																	A				
	Farm machinery repair		P												P		P							
	Farm machinery sales, rental, and service		P												P		P			A				
	Landscape services		S																					4.3.3(B)(4)
	Stable		P																					4.3.3(B)(3)
	Animal sales, service and care																							
	Animal hospital		P										P		S					A				4.3.3(C)(1)
	Animal shelter		S										S		P					A				4.3.3(C)(2)
	Animal grooming		P										P	P	P			P		A				
	Kennel, indoor		P							S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
	Kennel, outdoor		P											P		P		P	P		A				4.3.3(C)(4)
	Veterinary clinic		P											P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								
	Eating establishments																							
	Ice cream shop									S	S	S	P	P	P	P	P				A	A	A		
	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	P			A	A	A	A	

	Restaurant, with outdoor seating									S	S	S	P	P	P	P	P	S			A	A	A	A	4.3.4(A)(1)
	Restaurant, with drive-through or drive-in service													P		P	S	S			A			A	4.3.4(A)(2)
	Specialty eating establishment									S	S	S	P	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	P					A	
	Heavy equipment sales, rental, or repair															P			P						4.3.4(C)(2)
	Laundry, dry cleaning, and carpet cleaning facilities													P	P	P								A	4.3.4(C)(3)

	Machine shop														S			P						4.3.4(C)(1)
	Repair of scientific or professional instruments													S	S	P	P	P		A			A	
	Tool repair														S	P	P	P						4.3.4(C)(1)
	Manufacturing and production																							
	Asphalt/concrete batch plant																	S						4.3.4(D)(1)
	Manufacturing, heavy[1]																	P						4.3.4(D)(1)
	Manufacturing, light															P	P	P		A			A	
	Medical marijuana processing																							
	Medical radioisotope laboratory															P								
	Non-medical marijuana processing																							
	Offices																							
	Business services											P	P	P	P	P	P				A		A	A	
	Financial services											P	P	P	P	P	P				A		A	A	
	Professional services										S	P	P	P	P	P	P				A		A	A	
	Radio and television													P	P	P	P	P	P		A			A	
	broadcasting studio																								

	Sales													P	P	P	P				A		A	A	
	Parking, commercial																								
	Parking lot													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
	Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
	Recreation/entertainment, indoor																								
	Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
	Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	
	Internet Café/simulated gaming establishment																								
	Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
	Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
	Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
	Theater												S	P	P	P	P	P		S	A		A	A	
	Recreation/entertainment, outdoor																								
	Archery range		P													P				P					

	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	P					A	A	A	
	Retail sales and services																									
	Auction house		P													P					A				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	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																							
	Pawn shop														P					A				4.3.4(G)(8)
	Precious metals dealer														P					A				4.3.4(G)(9)
	Personal services establishment									S	S		P	P	P	P	P			A		A		4.3.4(G)(6)
	Repair establishment												S	P	P	P				A				4.3.4(G)
	Sales establishment									S	S		S	P	P	P	P			A	A	A		4.3.4(G)
	Tattoo parlor/Body-piercing studio															P				A				4.3.4(G)(10)
	Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P				A		A		4.3.4(G)(7)
	Large-scale retail establishments ≥ 80,000 sf													S		S				A				4.3. 4(G)(7)
	Cigar/hookah bar															P				A				4.3.4(G)(12)
	Smoke shop															P				A				4.3.4(G)(12)
	Self-service storage																							
	All uses													P		P	S	P	P					4.3.4(H)
	Sexually oriented business																							
	Sexually oriented cabaret															P								4.3.4(I)

	Sexually oriented media store														P									4.3.4(I)

	Sexually oriented motion picture theater														P									4.3.4(I)
	Sex shop														P									4.3.4(I)
	Vehicles, sales and services																							
	Automobile body shop														P		P	P						4.3.4(J)(1)
	Automobile parts sales												S		P		P	P		A				
	Automobile rental and sales												S		P					A				4.3.4(J)(2)
	Automobile repair and servicing		S												S		P	P		A				4.3.4(J)(3)
	Automobile service station											S	S	P	P		P	P		A				
	Automobile service station with wash and detail														P					A				
	Boat and marine rental and sales												P		P					A				4.3.4(J)(4)
	Carwash or auto detailing														P					A				4.3.4(J)(5)
	Gasoline sales											S	P	P	P		S	S		A		A		4.3.4(J)(6)
	Recreational vehicle rental and sales														P			P		A				4.3.4(J)(2)

	Taxicab service													P	P	P					A				
	Tire sales and mounting													P		P					A				4.3.4(J)(7)
	Towing service															P					A				4.3.4(J)(8)
	Transmission or muffler shop															P					A				4.3.4(J)(7)
	Truck or tractor rental or sales															P			P						4.3.4(J)(2)
	Visitor accommodations																								
	Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
	Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
	Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
	Warehouse and freight movement																								
	Cold storage plant																		P						
	Parcel services															P	P	P	P		A				4.3.4(L)(1)
	Truck or freight terminal																	S	P						4.3.4(L)(1)
	Warehouse (distribution)																P	P	P						4.3.4(L)(1)
	Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
	Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
	Waste-related services																								
	Energy recovery plant		S																						

	Hazardous waste collection sites																	P						
	Incinerator		S															S						
	Landfill		S															S	S					
	Landspreading of wastes		S															S						
	Recycling dropoff center														S		S	S		A		A	A	4.3.4(M)(1)
	Recycling and salvage center		S															P						4.3.4(M)(2)
	Truck or tractor rental or sales														P			P						4.3.4(J)(2)
	Visitor accommodations																							
	Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A	4.3.4(K)(1)
	Bed and breakfast inn									S	S	S	S		S		P				A		A	4.3.4(K)(2)
	Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
	Warehouse and freight movement																							
	Cold storage plant																	P						
	Parcel services														P	P	P	P		A				4.3.4(L)(1)
	Truck or freight terminal																S	P						4.3.4(L)(1)
	Warehouse (distribution)															P	P	P						4.3.4(L)(1)
	Warehouse (storage)															P	P	P		A				4.3.4(L)(1)
	Outdoor storage (as a principal use)																S	S						4.3.4(L)(2)
	Waste-related services																							

	Energy recovery plant		S																					
	Hazardous waste collection sites																	P						
	Incinerator		S																S					
	Landfill		S																S	S				
	Landspreading of wastes		S																S					
	Recycling dropoff center														S		S		S		A		A	A	4.3.4(M)(1)
	Recycling and salvage center		S																P						4.3.4(M)(2)
	Salvage and junkyard																		P						4.3.4(M)(3)
	Tire disposal or recycling																		S						4.3.4(M)(3)
	Waste composting		S																P						
	Wholesale sales																								
	All uses														S	P	P	P							

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT “B”
TO
PR25-0002 | MALLARD CONSTRUCTION & ELECTRIC
SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

DRAFT ORDINANCE 26-03

DRAFT

ORDINANCE 26-03

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 ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; 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 _____, 2026, 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 a duly advertised public hearings on_____, 2026 and _____, 2026 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.

DRAFT

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) to Community Commercial (CC) on a ± 1.35-acre subject property, consisting of Tax Parcel Number 03046-004-000, 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 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 26-02. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

DRAFT

PASSED on first reading the _____ day of _____, 2026.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2026.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

_____ _____
Rodolfo Valladares, City Manager/Clerk Scott Walker, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION:

Tax Parcel 03046-004-000 Legal Description:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7 OF OAKMONT ESTATES, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN WESTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO'S. 20 AND 25 (200 FEET RIGHT OF WAY) ALSO KNOWN AS U.S. HIGHWAY NO. 441, A DISTANCE OF 20 FEET MORE OR LESS TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY LINE OF A STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET; THENCE RUN NORTHWESTERLY, PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF THE STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY, A DISTANCE OF 286 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD STATE ROAD NO'S. 20 AND 25; THENCE RUN EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 210 FEET MORE OR LESS TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE AFOREMENTIONED WESTERLY LINE OF STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 270 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

DRAFT

EXHIBIT "B"

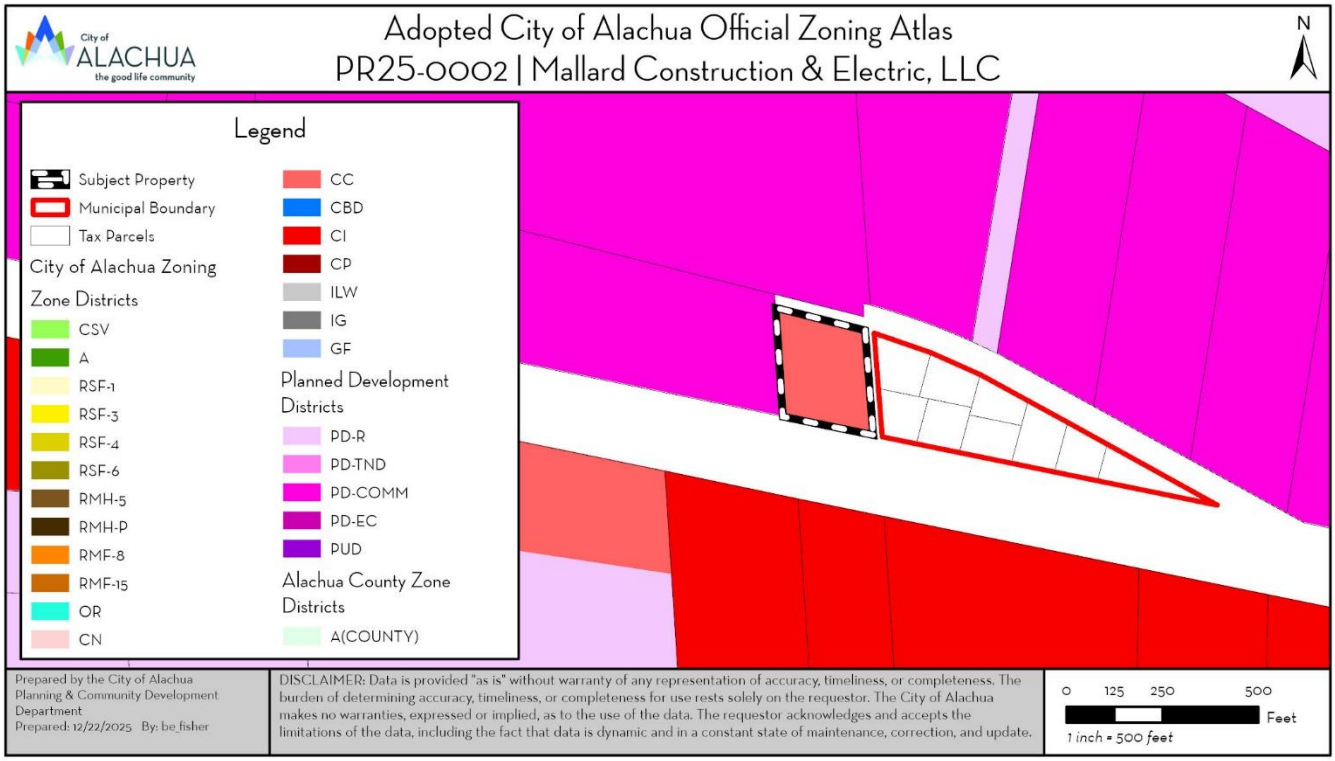

City of ALACHUA
the good life community
Adopted City of Alachua Official Zoning Atlas
PR25-0002 | Mallard Construction & Electric, LLC
N
Legend
Subject Property
Municipal Boundary
Tax Parcels
City of Alachua Zoning
Zone Districts
CSV
A
RSF-1
RSF-3
RSF-4
RSF-6
RMH-5
RMH-P
RMF-8
RMF-15
OR
CN
CC
CBD
CI
CP
ILW
IG
GF
Planned Development Districts
PD-R
PD-TND
PD-COMM
PD-EC
PUD
Alachua County Zone Districts
A(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 12/22/2025 By: be_fisher
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 of Alachua 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 data is dynamic and in a constant state of maintenance, correction, and update.
0 125 250 500
Feet
1 inch = 500 feet

EXHIBIT “C”
TO
PR25-0002 | MALLARD CONSTRUCTION & ELECTRIC
SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

DRAFT

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

December 23, 2025

Submitted electronically to romy.garraud@nv5.com

Romy Garraud
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSSC25-0002/PR25-0002

RE: Planning & Zoning Board (PZB) Public Hearing: Mallard, Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Romy Garraud,

On October 02, 2025, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Mallard Construction & Electric, LLC. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning & Zoning Board (PZB).

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 have been scheduled for the **January 13, 2026**, PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Monday, December 22, 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 hearings. Therefore, posted notice signs must be placed on the property no later than **Monday, December 22, 2025**. Staff will notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the PZB meeting (no later than **Thursday, January 08, 2026**. Any presentation or materials may be submitted by emailing planning@cityofalachua.com.

If you have any questions regarding the information above, please contact me at (386) 418.6125 or at be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Scott Walker, Interim City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant Interim City Attorney *(by electronic mail)*
Jazzlyn Shannon, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

October 07, 2025

Submitted electronically to romy.garraud@nv5.com

Romy Garraud
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSSC25-0002/PR25-0002

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

Dear Romy Garraud,

On October 02, 2025, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Mallard Construction & Electric, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 1.35 +/- acre subject property, comprised of Tax Parcel Number 03046-004-000, from Agriculture (A) to Community Commercial (CC) and to rezone the subject property from Agriculture (A) to Community Commercial (CC).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that **the applications are now complete**.

An in-depth review of the content of the applications will now be performed, and the findings discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6125 or be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

Mallard Construction & Electric

Rezoning Application – Application Package
City of Alachua, Florida

September 30, 2025

Prepared for:

City of Alachua Planning and Zoning Department

Prepared on behalf of:

Mallard Construction & Electric, LLC

N:\2025\25-0093\Departments\02_Planning\Reports\Justification\RPT 250903 Mallard Construction-ScCPA Application.docx

NV5

11801 Research Drive, Alachua, Florida 32615
(352) 331-1976
www.nv5.com

Application Package
Table of Contents

1. **Cover Letter**
2. **Rezoning Application**
3. **Property Owner Affidavits**
4. **Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)**
5. **Legal Description**
6. **Student Generation Form**
7. **Neighborhood Meeting Package**
8. **Justification Report**
9. **Map Set**

Application Package
Table of Contents

1. **Cover Letter**
2. Rezoning Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

September 30 2025

Bryan Thomas, AICP, Director of Planning & Community Development
City of Alachua
15100 NW 142 Terrace,
Alachua, FL 32615

Subject: Mallard Construction & Electric Small-scale Comprehensive Plan Amendment and Rezoning Applications (Alachua County Tax Parcel 03046-004-000)

Dear Bryan:

On behalf of Mallard Construction & Electric, LLC, NV5 is pleased to submit the following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Property Owner Affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Public School Student Generation Form;
- Neighborhood Meeting Package;
- Three Sets of Mailing Labels;
- Justification Reports; and
- Map Set.

Also included in the submittal is the required City of Alachua application fee of $7,500.00 from Mallard Construction & Electric, LLC, check number 5829.

The SsCPA application requests to change the site's Future Land Use (FLU) designation from Agriculture to Community Commercial and the Rezoning application requests to change the City's zoning district from Agricultural (A) to Community Commercial (CC).

The project site consists of 1.35-acres (Alachua County Tax Parcel 03046-004-000). The project site is located north of US Highway 411 and west of NW 164th Lane.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at romy.garraud@nv5.com should you have any questions or require any additional information to complete your review.

Sincerely,
NV5

Romy Garraud
Project Planner
N:\2025\25-0093\Departments\02_Planning\City-County\Working Files\Cover Letter 250929.docx

Application Package
Table of Contents

1. Cover Letter
2. **Rezoning Application**
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

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: Mallard Construction & Electric
2. Address of Subject Property: North of US Highway 441 and West of NW 164th Lane
3. Parcel ID Number(s): 03046-004-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Agriculture
6. Existing Zoning Designation: Agricultural
7. Proposed Zoning Designation: Community Commercial
8. Acreage: ±1.35 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Romy Garraud Title: Agent
   Company (if applicable): NV5, Inc
   Mailing address: 11801 Research Dr.
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: ( ) e-mail: romy.garraud@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Jason Mallard (Mallard Construction & Electric)
   Mailing Address: 9310 NW 188th Way
   City: Alachua State: Florida ZIP: 32615
   * 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: _____
   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.)

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

Jason Mallard

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 29th day of September, 2025 by Jason Mallard

, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

NOTARY SEAL

JAMES JACKSON
Commission # HH 352615
Expires January 23, 2027

Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. **Property Owner Affidavits**
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

PROPERTY OWNER AFFIDAVIT

Owner Name: Mallard Construction & Electric LLC			
Address: 9310 NW 188th Way Alachua, FL 32615	**Phone:** 352-258-3148		
Agent Name: Romy Garraud			
Address: 11801 Research Dr, Alachua, Florida 32615	**Phone:** 352-331-1976		
Parcel No.: 03046-004-000			
Acreage: ±1.35	**S:**	**T:**	**R:**

Requested Action:
Amend the Future Land Use (FLU) designation of the subject property from Agriculture to Community Commercial. Amend the zoning district from Agricultural (A) to Community Commercial (CC).

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: _____
Printed name: Jason Mallard
Date: 9/29/25

The foregoing affidavit is acknowledged before me this 29th day of September, 2025, by Jason Mallard, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

NOTARY SEAL

JAMES JACKSON
Commission # HH 352615
Expires January 23, 2027

_____
Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. **Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)**
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3490059 2 PG(S)
5/11/2023 4:10 PM
BOOK 5090 PAGE 1596
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1145644
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $630.00
Intang. Tax: $0.00

This Document Prepared By and Return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, FL 32616

Parcel ID Number: 03046-004-000

Warranty Deed

This Indenture, Made this **11th** day of **May, 2023** A.D., **Between NORTH FLORIDA WATER SYSTEMS, INC. A/K/A NORTH FLORIDA WATER SYSTEM, INC., A FLORIDA CORPORATION** of the County of **Alachua,** State of **Florida,** **grantor,** and **MALLARD CONSTRUCTION & ELECTRIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is: **9310 NW 188th Way, Alachua, FL 32615** of the County of **Alachua,** State of **Florida,** **grantees.**

Witnesseth that the GRANTOR for and in consideration of the sum of **TEN DOLLARS ($10)** DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Alachua,** State of **Florida** to wit:

A tract of land situated in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of Lot 7 of Oakmont Estates, a subdivision as per plat recorded in Plat Book "E", page 64 of the Public Records of Alachua County, Florida for the point of reference and run Westerly, along the North right of way line of State Road No's. 20 and 25 (200 feet right of way) also known as U. S. Highway No. 441, a distance of 20 feet more or less to the intersection of said North right of way line with the Westerly line of a State Road Department Drainage right of way and the True Point of Beginning; thence continue Westerly, along said North right of way line, a distance of 210.00 feet; thence run Northwesterly, parallel with the aforementioned Westerly right of way line of the State Road Department Drainage right of way, a distance of 286 feet more or less to the South right of way line of Old State Road No's. 20 and 25; thence run Easterly, along said South right of way line, a distance of 210 feet more or less to the intersection of said South right of way line with the aforementioned Westerly line of the State Road Department Drainage right of way; thence run Southeasterly, along said Westerly line, a distance of 270 feet more or less to the True Point of Beginning.

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
C. Taxes for the year 2023 and subsequent years.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

North Florida Water Systems, Inc. a/k/a
North Florida Water System, Inc., a Florida Corporation

By: _____
Robert L. McMillan, Jr., President
Address: 11814 NW 202nd Street, Alachua, FL 32615

_____
Printed Name: Darryl J. Tompkins
Witness

_____
Printed Name: Sandra E. Howe
Witness

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this **11th** day of **May, 2023**, by **Robert L. McMillan, Jr., President of North Florida Water Systems, Inc. a/k/a North Florida Water System, Inc., a Florida Corporation on behalf of the corporation** who has produced his **Florida's driver license** as identification.

_____
Notary Public
Printed Name: Sandra E. Howe
My Commission No.: HH 156028
My Commission Expires: 11/15/2025

Notary Public State of Florida
Sandra E Howe
My Commission HH 156028
Expires 11/15/2025

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 Title Alert

Parcel Summary

Parcel ID	03046-004-000
Prop ID	12623
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT E LINE NE1/4 OF SW1/4 & NLY R/W US 441 POB NWLY ALONG SAID R/W 210 FT N 286 FT TO SLY R/W LINE OLD SR 20 & 25 SELY ALONG R/W OLD SR 20 & 25 210 FT M/L TO E LINE NE1/4 OF SW1/4 S ALONG SAID LINE 270 FT M/L TO POB OR 1283/409 (LESS MINERAL RIGHTS) O (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	1.35
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.5726

MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$5,593	$5,367	$5,423	$4,401	$4,401
Land Value	$29,403	$29,403	$29,403	$29,403	$29,403
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$34,996**	**$34,770**	**$34,826**	**$33,804**	**$33,804**
Assessed Value	$34,996	$34,728	$34,244	$33,804	$33,804
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$34,996	$34,728	$34,244	$33,804	$33,804
Maximum Save Our Homes Portability	$0	$42	$582	$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 Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1020	COMMERCIAL HIGHWAY	1.35	58806	0	0	A-RB

Type	SOH MISC	**Heat**	
Total Area	4,533	**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**	1985

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
1680	PAVING 1	3,200	1985	1985		R1	RES
2221	STG 1	240	1990	1990		R2	RES
2420	WELL/SEPT	1	1985	1985		R5	RES
3883	FENCE CL	1,092	2015	2015		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/11/2023	$90,000	WD	5090	1596	Unqualified (U)	Improved	NORTH FLA WATER SYSTEM INC	MALLARD CONSTRUCTION & ELECTRI	Link (Clerk)
11/30/1998	$100	DD	2207	1464	Unqualified (U)	Improved	* NORTH FLA WATER SYSTEM INC /	NORTH FLA WATER SYSTEM INC	Link (Clerk)
8/1/1990	$37,500	WD	1794	79	Qualified (Q)	Improved		* NORTH FLA WATER SYSTEM INC	Link (Clerk)
3/13/1990	$100	QD	1765	2628	Unqualified (U)	Improved		* UNASSIGNED	Link (Clerk)
6/1/1980	$14,000	WD	1283	409	Qualified (Q)	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.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
95030022	SIGN PERMIT	Yes	No	3/3/1995	$1,500
000079995	SERVICE CHANGE	Yes	No	7/6/1994	$500

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.

Map

Photos

Print Photos

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

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: 6/5/2025, 8:02:18 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 004 000	16539 NW US HWY 441	1700

MALLARD CONSTRUCTION & ELECTRIC
LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	34,996	0	34,996	266.60
LIBRARY GENERAL	1.0000	34,996	0	34,996	35.00
SCHOOL CAP PROJECT	1.5000	34,996	0	34,996	52.49
SCHOOL DISCRNRY & CN	0.7480	34,996	0	34,996	26.18
SCHOOL GENERAL	3.0130	34,996	0	34,996	105.44
SCHOOL VOTED	1.0000	34,996	0	34,996	35.00
CHILDREN'S TRUST	0.4500	34,996	0	34,996	15.75
SUWANNEE RIVER WATER MGT DIST	0.2936	34,996	0	34,996	10.27
CITY OF ALACHUA	5.9500	34,996	0	34,996	208.23
TOTAL MILLAGE	21.5726			AD VALOREM TAXES	$754.96

LEGAL DESCRIPTION

COM INT E LINE NE1/4 OF SW1/4 & NLY R/W US 441 POB NWLY ALONG SAID R/W 210 FT N
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	99.00
NON-AD VALOREM ASSESSMENTS			$99.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$853.96

IF PAID BY PLEASE PAY	Nov 30, 2024 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 004 000	16539 NW US HWY 441

MALLARD CONSTRUCTION & ELECTRIC
LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2024	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 24-0042239 $819.80 Paid 11/26/2024

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. **Legal Description**
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

Parcel ID: 03046-004-000

Legal Description:

Commence at the Southwest corner of Lot 7 of Oakmont Estates, a subdivision as per plat recorded in Plat Book “E”, page 64 of the Public Records of Alachua County, Florida for the point of reference and run Westerly, along the North right of way line of State Road No’s. 20 and 25 (200 feet right of way) also known as U.S. Highway No. 441, a distance of 20 feet more or less to the intersection of said North right of way line with the Westerly line of a State Road Department Drainage right of way and the True Point of Beginning; thence continue Westerly, along said North right of way line, a distance of 210.00 feet; thence run Northwesterly, parallel with the aforementioned Westerly right of way line of the State Road Department Drainage right of way, a distance of 286 feet more or less to the South right of way line of Old State Road No’s. 20 and 25; thence run Easterly, along said South right of way line, a distance of 210 feet more or less to the intersection of said South right of way line with the aforementioned Westerly line of State Road Department Drainage right of way; thence run Southeasterly, along said Westerly line, a distance of 270 feet more or less to the True Point of Beginning.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. **Student Generation Form**
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT Mallard Construction SsCPA Application and Rezoning application

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

North of US Highway 441 and West of NW 164th Lane

Tax Parcel Numbers 03046-004-000

Acreage ±1.35

DEVELOPMENT DATA (check all that apply)

- ☐ Single Family — Number of Units
- ☑ Multi Family — Number of Units 15
- ☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☑ Preliminary ☐ Final ☐ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.12 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.06 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.09 High School Multiplier**		**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	15	**units X 0.06 Elementary School Multiplier**	0.9	**Student Stations**
MIDDLE	15	**units X 0.03 Middle School Multiplier**	0.45	**Student Stations**
HIGH	15	**units X 0.03 High School Multiplier**	0.45	**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Romy Garraud
Mailing Address: 11801 Research Drive,
Alachua, FL 32615
Phone: 352-331-1976
Email: romy.garraud@nv5.com

PROPERTY OWNER

Name: Mallard Construction & Electric LLC
Mailing Address 9310 NW 188th Way
Alachua, FL 32615
Phone: 352-258-3148
Email jmallard@mcefl.com

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

*163.3180(6)(g), F.S. (2023)

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. **Neighborhood Meeting Package**
8. Justification Report
9. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING PUBLIC NOTICE

Mallard Construction

25-0093

To:	Neighbors of NW 164th Lane and NW US Highway 441
From:	Romy Garraud, Project Planner
Date:	September 15th, 2025
RE:	Mallard Construction – Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

Date:	September 29, 2025
Time:	6:00 PM
Location:	NV5 Office, 11801 Research Drive, Alachua, FL, 32615
Contact:	Romy Garraud, Project Planner (352)-331-1976 11801 Research Drive, Alachua, FL 32615 Romy.Garraud@NV5.com

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact NV5 using the information above and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

Mailing Labels

Neighborhood Meeting Notice
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

Neighborhood Meeting Notice
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

Neighborhood Meeting Notice
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615

Neighborhood Meeting Notice
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

Neighborhood Meeting Notice
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813

Neighborhood Meeting Notice
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

Neighborhood Meeting Notice
JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Neighborhood Meeting Notice
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

Neighborhood Meeting Notice
AYLA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Neighborhood Meeting Notice
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
Michele L. Lieberman
12 SE 1st Street
Gainesville FL 32601

Neighborhood Meeting Notice
Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Neighborhood Meeting Notice
Linda Dixon, AICP
PO Box 115050
Gainesville FL 32611

Neighborhood Meeting Notice
Tamara Robbins
PO Box 2317
Alachua FL 32616

Neighborhood Meeting Notice
Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Neighborhood Meeting Notice
Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua FL 32615

Neighborhood Meeting Notice
Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Neighborhood Meeting Notice
Lynn Horton
19005 NW 138th Avenue
Alachua FL 32615

Neighborhood Meeting Notice
Stephen Hofstetter
14 NE 1st Street
Gainesville FL 32601

Neighborhood Meeting Notice
Soorya Lindberg
16630 NW 173rd Terrace
Alachua FL 32615

Neighborhood Meeting Notice
Constance Meyer
4720 NW 104th Lane
Gainesville FL 32653

Neighborhood Meeting Notice
Planning & Community Development
PO Box 9
Alachua FL 32615

Newspaper Advertisement

U.S. moves to repeal 'Roadless Rule'

Trump plan would open areas to development

John Leos
Arizona Republic
USA TODAY NETWORK

The majority of the lands covered by the "Roadless Rule" are located in Alaska and Western states, like Arizona's Tonto National Forest, pictured. JOSEPH RONDONE/ARIZONA REPUBLIC FILE

PHOENIX – The Trump administration is moving ahead with plans to rescind a 2001 rule that limits the construction of new roads on millions of acres of U.S. Forest Service land, and environmental advocacy groups are urging the public to speak out to keep the public lands undeveloped.

The Interior Department has also announced plans to repeal a Joe Biden-era policy that elevated conservation as an official use of public lands, on equal footing with mining, grazing, energy extraction and other consumptive activities. The repeal would open areas to new development.

The 2001 Roadless Area Conservation Rule, or Roadless Rule, prohibits the new construction of roads and timber harvesting on nearly 45 million acres of national forests and grasslands. The majority of these lands are located in Western states and Alaska.

On Aug. 29, the U.S. Department of Agriculture, the parent agency of the Forest Service, published a notice in the Federal Register stating the administration's intention of rescinding the rule and beginning an environmental review.

The notice initiated a three-week public comment period, which will remain open until Sept. 19. Public comments can be submitted through an online portal on the Federal Register website.

"This administration is dedicated to removing burdensome, outdated, one-size-fits-all regulations that not only put people and livelihoods at risk but also stifle economic growth in rural America," Agriculture Secretary Brooke Rollins said in a news release.

Rollins said repealing the Roadless Rule would align with an executive order signed by President Donald Trump in January that called for a review of regulations across government agencies.

Environmental advocacy groups and tribes are among those calling the move an attack on protected public lands and a giveaway to the timber industry. The groups also point to the widespread support the rule received when it was first implemented.

The process of creating the 2001 rule included 600 public meetings, and it received more than 1.6 million public comments, with 95% in support, according to Backcountry Hunters and Anglers.

"The Roadless Rule has protected priceless forests across America for a quarter century. These national forests belong to all Americans, not to the timber industry, which wants them sold to the highest bidder," Drew Caputo, vice president of litigation at Earthjustice, a nonprofit environmental law organization, said in a news release.

More than 28 million acres covered by the Roadless Rule are in areas of high or very high wildfire risk, according to the USDA. Federal officials have said that repealing the rule would allow for more flexible management for local land managers and aid in preventing destructive wildfires.

"For nearly 25 years, the Roadless Rule has frustrated land managers and served as a barrier to action – prohibiting road construction, which has limited wildfire suppression and active forest management," Forest Service Chief Tom Schultz said in a news release.

But opponents of the proposal say rolling back the rule may cause higher wildfire risk, citing an analysis by The Wilderness Society that found that wildfires are more likely to ignite in forested areas with roads than those without roads.

Approximately 85% of wildfires are human-caused, according to the National Interagency Fire Center.

Additionally, on national forests across the Western United States, 1 in 5 acres treated to reduce the risk of wildfire has been in roadless areas, according to Trout Unlimited, an environmental advocacy group.

"For nearly 25 years, the Roadless Rule has safeguarded America's backcountry – lands that are home to 70% of our native trout and salmon, that protect drinking water for millions, and that offer some of the finest hunting and fishing opportunity in the world," said Chris Wood, president and CEO of Trout Unlimited.

"Rather than rescinding the Roadless Rule and allowing that chaos to unfold, we encourage the Forest Service to work with stakeholders to develop solutions that continue to protect roadless areas and intact fish and wildlife habitat," Wood said in a written statement.

The proposed rule and draft environmental impact statement are expected in March 2026, which will open another public comment period. The final decision on the Roadless Rule is expected to be issued in late 2026, according to the USDA.

Meanwhile, the Trump administration is moving ahead with more changes to longstanding public land management policies.

On Sept. 10, the Department of Interior announced plans to rescind the Public Lands Rule, a Bureau of Land Management policy that made environmental conservation an official use of public lands overseen by the bureau.

Finalized in 2024, the Public Lands Rule placed conservation on equal footing as livestock grazing, energy development and outdoor recreation under the BLM's multiple-use mandate.

"The previous administration's Public Lands Rule had the potential to block access to hundreds of thousands of acres of multiple-use land – preventing energy and mineral production, timber management, grazing and recreation across the West," Interior Secretary Doug Burgum said in a news release.

But environmental groups say the move is a part of a coordinated effort by the Trump administration to prioritize private industry at the expense of the environment and public lands conservation.

"With this announcement, the administration is saying that public lands should be managed primarily for the good of powerful drilling, mining and development interests," Alison Flint, senior legal director at The Wilderness Society, said in a written statement.

"They're saying that public lands' role in providing Americans the freedom to enjoy the outdoors, and conserve beloved places for future generations, is a second-class consideration."

Environmental coverage in The Arizona Republic is supported by a grant from the Nina Mason Pulliam Charitable Trust.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

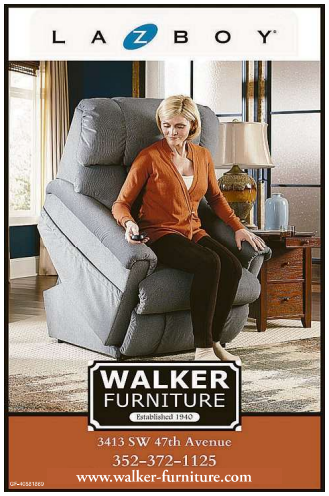
The property is located west of NW 164th Lane and north of NW US Highway 441.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5



Mercedes-Benz

Which Mercedes-Benz is right for you?

Everyone gets complimentary 90-day roadside assistance provided by Drive America just for taking the quiz.

Take the Quiz

askottomercedes-benz.com/home

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5

Workshop Presentation

Mallard Construction & Electric

Small-scale Comprehensive Plan Amendment and Rezoning Applications

City of Alachua
Neighborhood Meeting
September 29th, 2025

NV5

PN: 25-0093

TYPE OF APPLICATIONS:

- **Small-scale Comprehensive Plan Amendment (SsCPA)**
- **Rezoning**

APPLICATION INTENT:

- Support the growth of a locally owned small business.
- **SsCPA Application:** Amend the FLU designation from Agriculture to Community Commercial.
- **Rezoning Application:** Amend the Zoning District from Agricultural (A) to Community Commercial (CC).

The purpose of a Neighborhood Meeting:

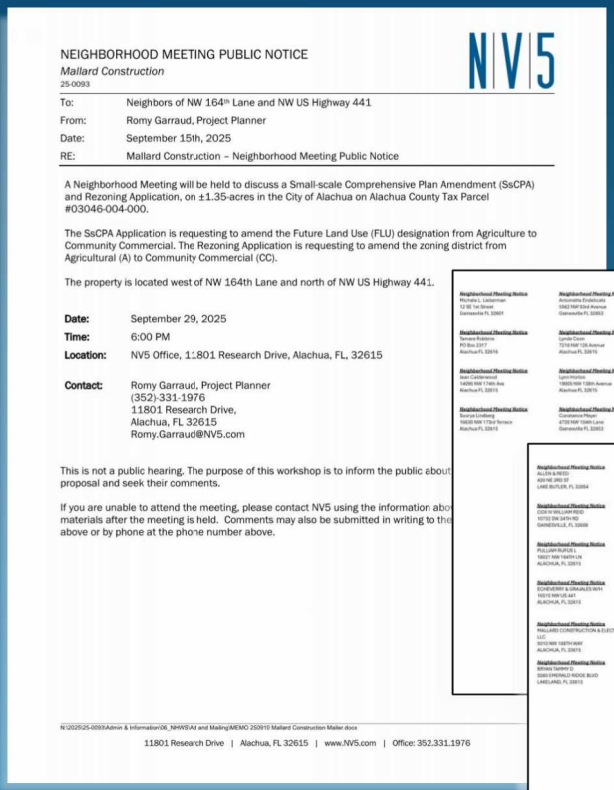
The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood workshop prior to application submittal.

The purpose is **to inform neighbors** of the proposed action's nature.

This workshop provides an opportunity to **ask questions and learn information** regarding the application purpose.

PUBLIC NOTIFICATION

- Notification letters were sent out to 18 property owners within a 400-foot radius of the subject property. Additionally, 12 letters were sent out to addresses on the Public Notification Lists for Neighborhood Meetings.



NEIGHBORHOOD MEETING PUBLIC NOTICE

Mallard Construction

25-0093

NV5

To: Neighbors of NW 164th Lane and NW US Highway 441

From: Romy Garraud, Project Planner

Date: September 15th, 2025

RE: Mallard Construction – Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

Date: September 29, 2025

Time: 6:00 PM

Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

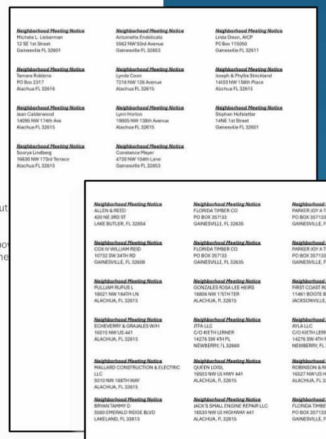
Contact: Romy Garraud, Project Planner
(352)-331-1976
11801 Research Drive,
Alachua, FL 32615
Romy.Garraud@NV5.com

This is not a public hearing. The purpose of this workshop is to inform the public about proposal and seek their comments.

If you are unable to attend the meeting, please contact NV5 using the information above materials after the meeting is held. Comments may also be submitted in writing to the above or by phone at the phone number above.

N:\2025\25-0093\Admin & Information\06_NHWS\Ad and Mailing\MEMO 250910 Mallard Construction Mailer.docx

11801 Research Drive | Alachua, FL 32615 | www.NV5.com | Office: 352.331.1976



Neighborhood Meeting Notice

Neighborhood Meeting Notice

GAINESVILLE.COM | SUNDAY, SEPTEMBER 14, 2025 | 1A

U.S. moves to repeal 'Roadless Rule'

Trump plan would open areas to development

John Lenz
Gainesville Sun

The majority of the lands covered by the "Roadless Rule" are located in Alaska and Western states, like Arizona's Toms National Forest, pictured.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5

Mercedes-Benz

Which Mercedes-Benz is right for you?

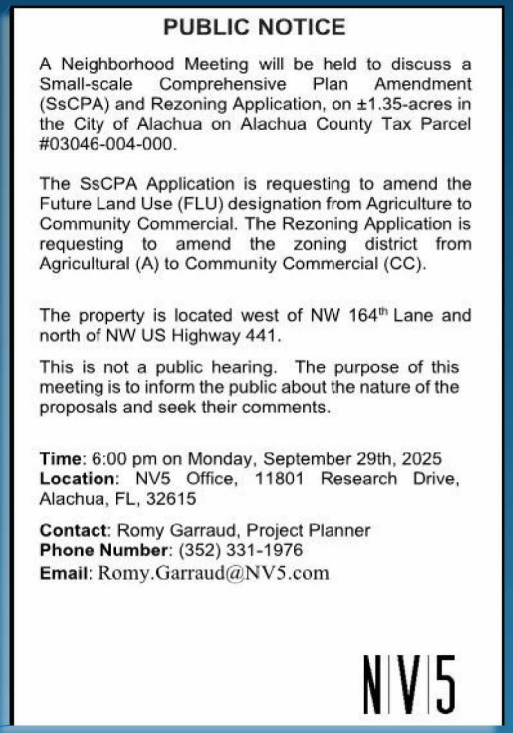
Everyone gets complimentary 90-day roadside assistance provided by Drive America just for taking the quiz.

Take the Quiz

askottomercedes-benz.com/home

LA-Z-BOY

WALKER FURNITURE



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5

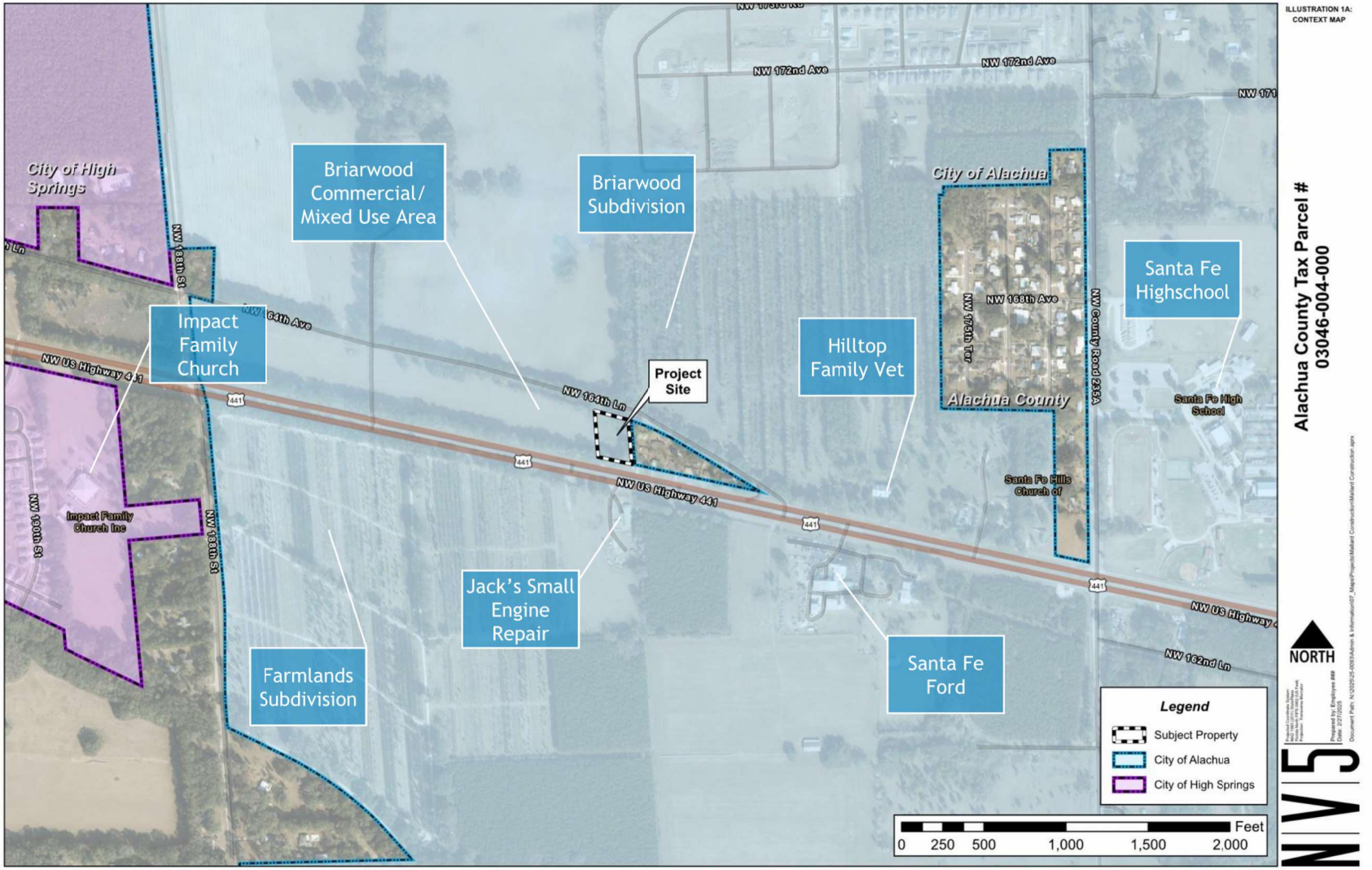
- Public Notice was posted in the Gainesville Sun on Sunday, September 14th.

ESTIMATED TIMELINE
SsCPA AND REZONING

CONTEXT MAP

The site is bound by:

- US Highway 441
- NW 164th Ln



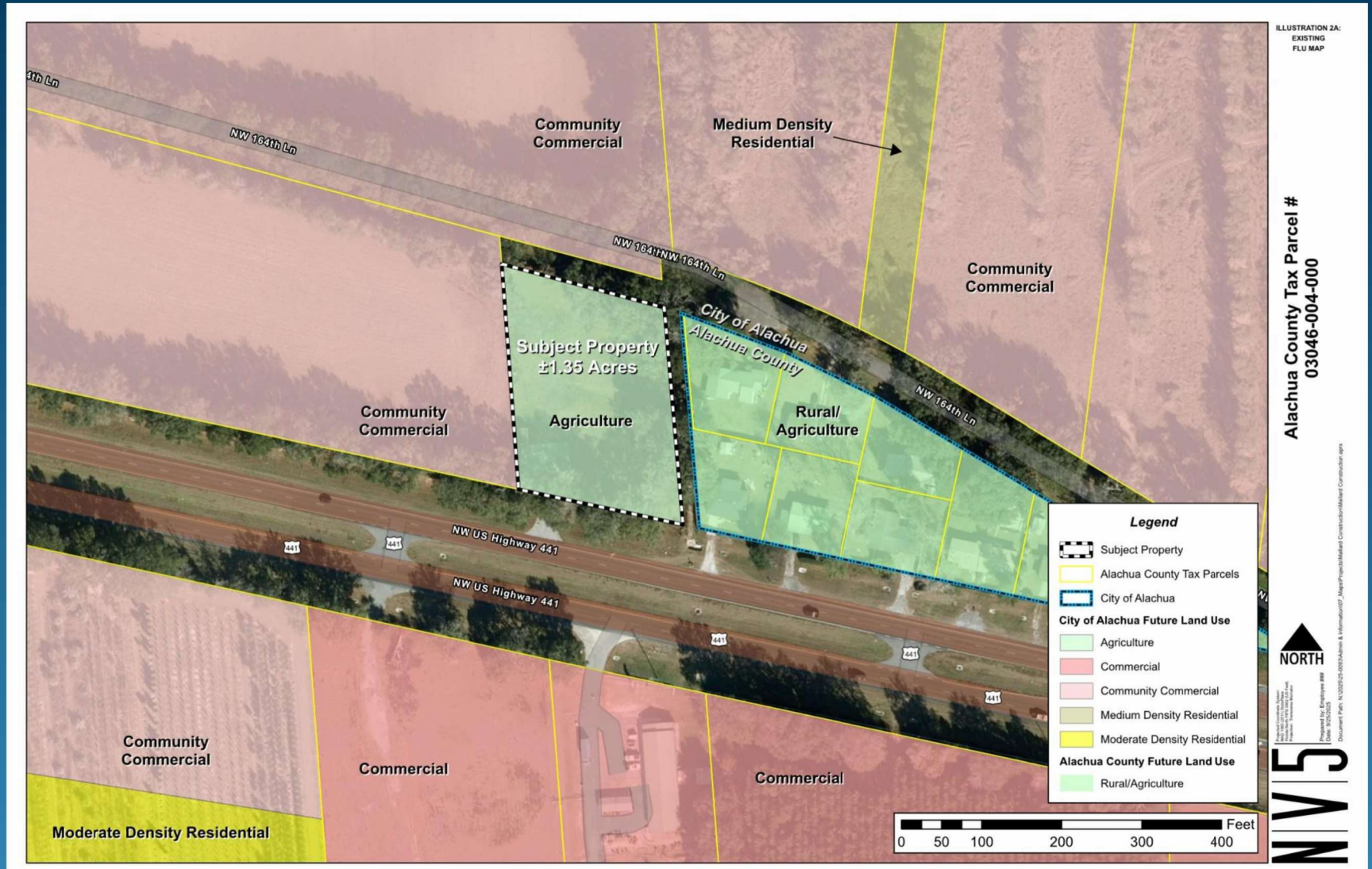
AERIAL MAP

FUTURE HOME OF
UASC
UASC
Google Earth

ILLUSTRATION 1B:
AERIAL MAP
Alachua County Tax Parcel #
03046-004-000
NW 164th Ln
NW 164th Ln
NW 164th L
City of Alachua
Alachua County
NW US Highway 441
441
441
441
NORTH
Legend
Subject Property
Alachua County Tax Parcels
City of Alachua
Feet
0
25
50
100
150
200
NV5

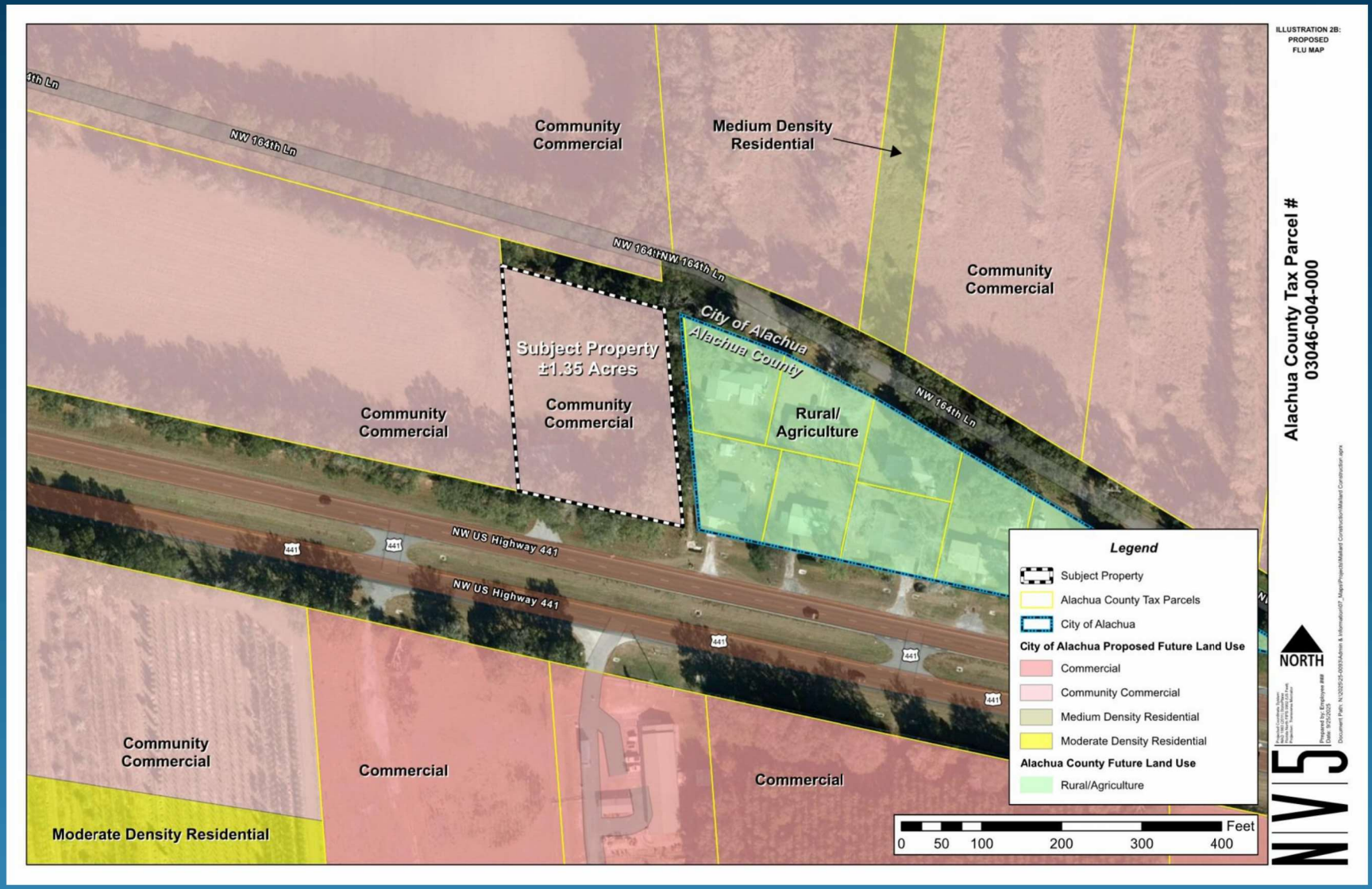
EXISTING FUTURE LAND USE MAP (FLUM)

FLU: Agriculture



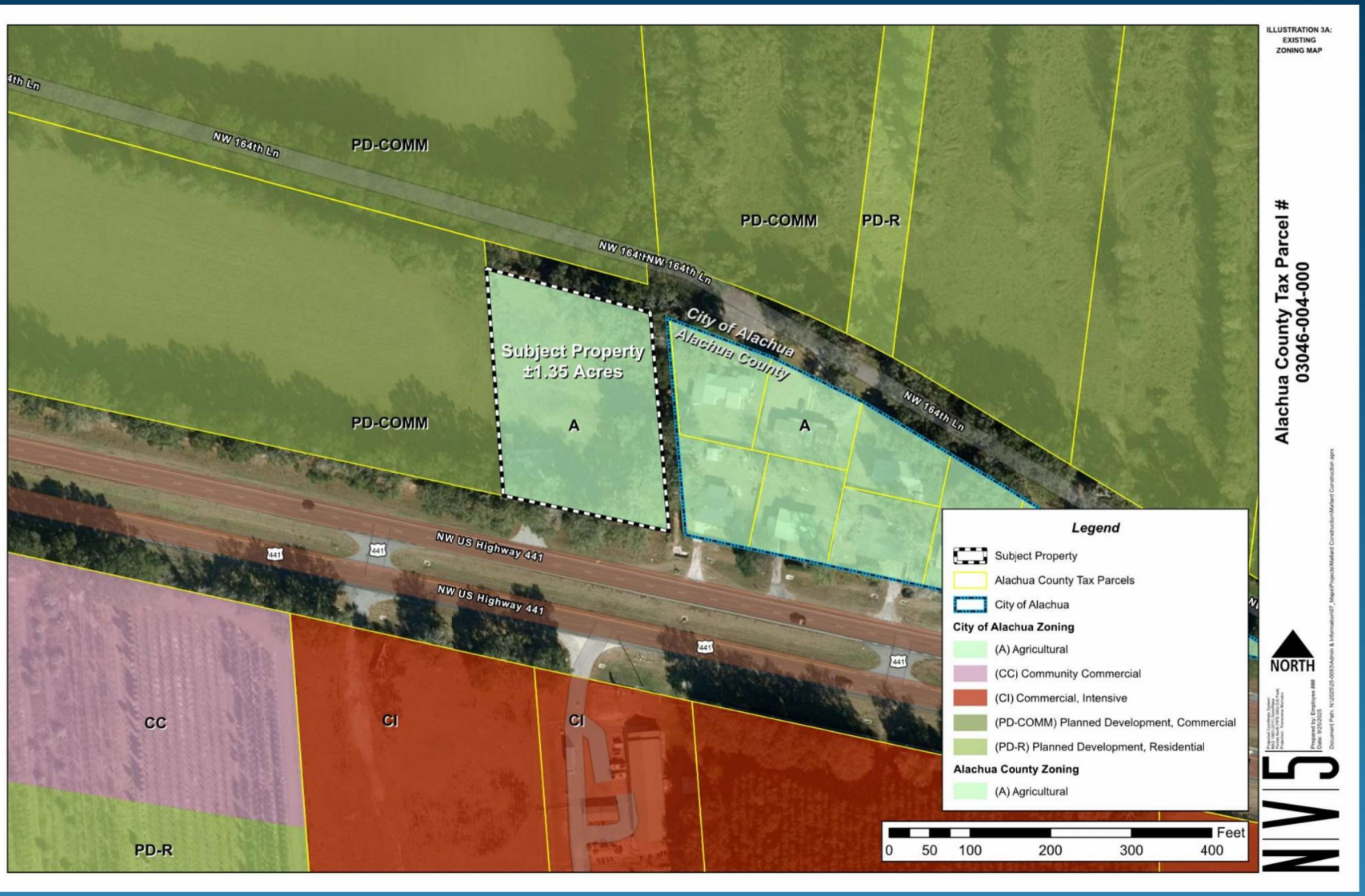
PROPOSED FUTURE LAND USE MAP (FLUM)

FLU: Community Commercial



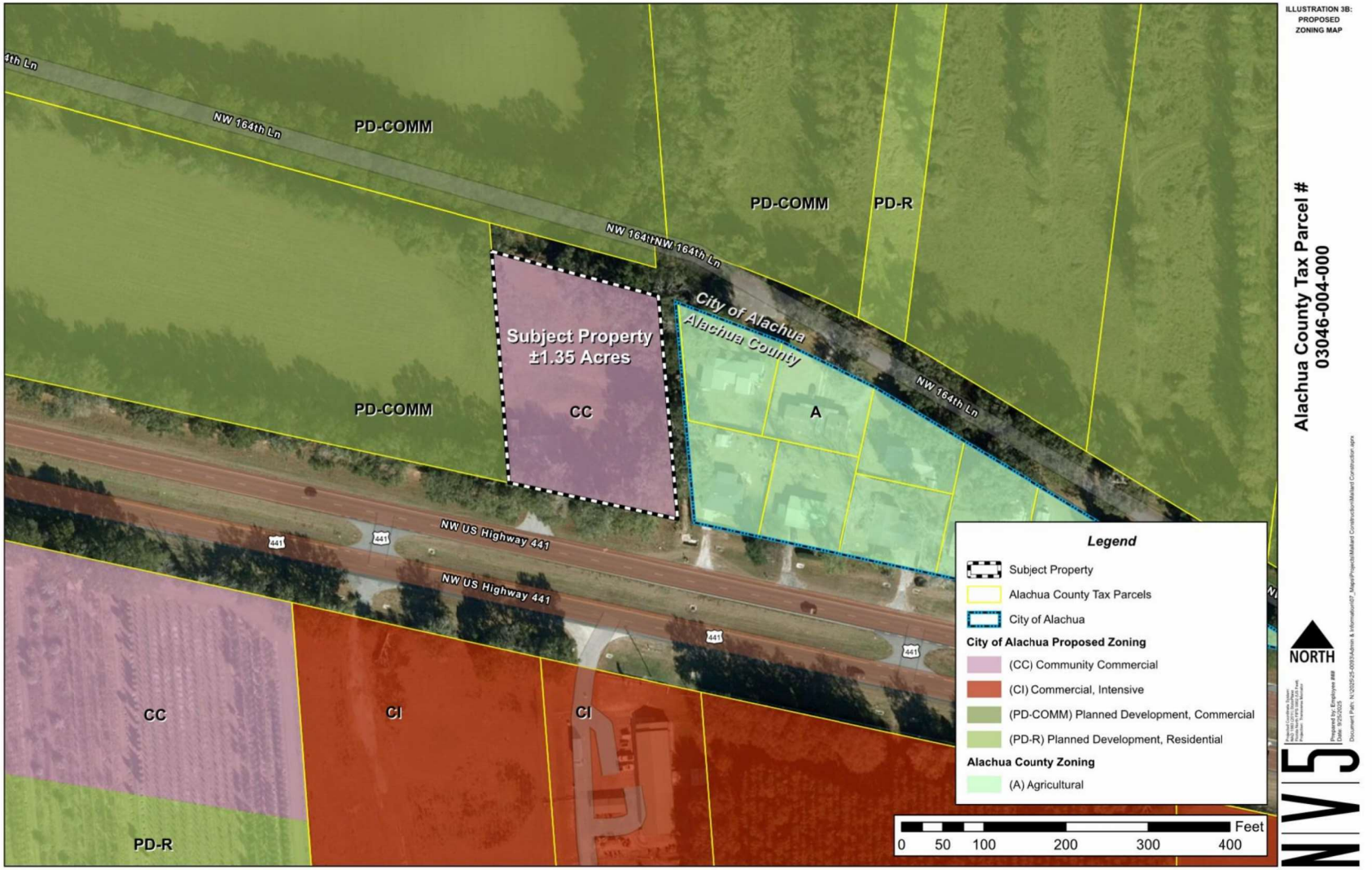
EXISTING ZONING MAP

ZON: Agricultural (A)



PROPOSED ZONING MAP

Zoning: Community Commercial (CC)



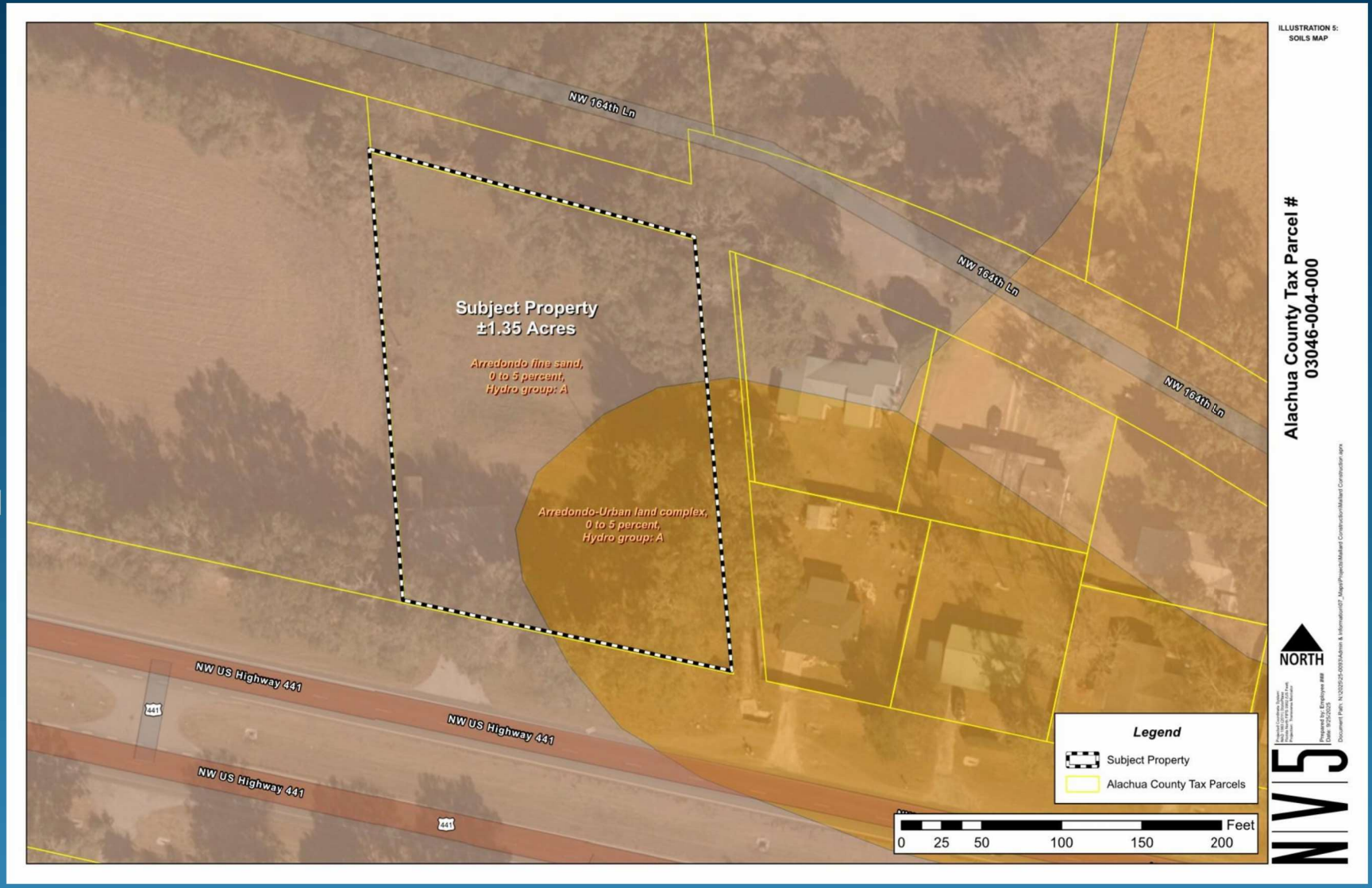
ENVIRONMENTAL MAP

Flood Zone: X

SOILS MAP

Soils:
Arredondo fine sand,
0 to 5 percent,
Hydro group: A

Arrendo-Urban land complex,
0 to 5 percent,
Hydro group: A



Contact Information:
Romy Garraud, Project Planner
Romy.Garraud@NV5.com
352.331.1976

NV5
INFRASTRUCTURE FLORIDA

Sign-in Sheet

SIGN-IN SHEET

Mallard Construction & Electric

25-0093

Event: Neighborhood Meeting

Date/Time: September 29, 2025 @ 6:00 PM

Place: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Re: Small-scale Comprehensive Plan Amendment and Rezoning Application

	Print Name	Street Address	Signature
1	None in Attendance		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Mallard Construction & Electric

25-0093

Event:	Neighborhood Workshop
Date/Time:	September 29, 2025 @ 6:00 PM
Place:	11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) & Rezoning Application

NV5 (Agent) Attendees: Romy Garraud; Grace MacEwan; Craig Brashier, AICP
Public Attendees: 0

NV5, on behalf of Mallard Construction & Electric, LLC, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; maps illustrating the site's regulatory and physical characteristics. No members of the public attended the meeting. After a fifteen-minute grace period, the **meeting was adjourned at approximately 6:15 PM**

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. **Justification Report**
9. Map Set

Mallard Construction & Electric

Rezoning Application Justification Report

City of Alachua, Florida

September 30, 2025

Prepared for:

City of Alachua Planning and Zoning Department

Prepared on behalf of:

Mallard Construction & Electric, LLC

N:\2025\25-0093\Departments\02_Planning\Reports\Justification\RPT 250903 Mallard Construction-ScCPA Application.docx

NV5

11801 Research Drive, Alachua, Florida 32615
(352) 331-1976
www.nv5.com

Table of Contents

1. Executive Summary 2
2. Statement of Proposed Change 3
3. Impact Analysis 6
4. Comprehensive Plan Consistency 10
5. Land Development Regulations Consistency 18

List of Figures

Figure 1: Aerial Map 3
Figure 2: Existing Future Land Use Map 4
Figure 3: Existing Zoning Map 4
Figure 4: Proposed Future Land Use Map 5
Figure 5: Proposed Zoning Map 5
Figure 6: City of Alachua Roadway Segment Concurrency Map 7
Figure 7: City of Alachua Water System Map 8
Figure 8: City of Alachua Wastewater Map 9
Figure 9: Soils Map 15

List of Tables

Table 1 Surrounding Future Land and Zoning Designations 3
Table 2: Projected Trip Generation 6
Table 3: Projected Impacts on Roadways 6
Table 4: Potential Potable Water Impact 8
Table 5: Potential Solid Waste Impact 9

1. Executive Summary

To: Bryan Thomas, Director of Planning & Community Development

From: Romy Garraud, Project Planner

Date: September 30, 2025

RE: Mallard Construction –Rezoning Application

Jurisdiction: City of Alachua	**Application Intent:** Amend the Zoning District of the site from Agricultural (A) to Community Commercial (CC) for a small office building for a locally owned business.
Location Description/Address: North of NW US Highway 441 and west of NW 164th Lane	
Parcel Number: 03046-004-000	**Site Acreage:** ±1.35-acres (Source: Alachua County Property Appraiser)
Existing Future Land Use: *Agriculture* Agriculturally classified lands are intended to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.	**Proposed Future Land Use:** *Community Commercial* The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category between residential and commercial land use categories.
Existing Zoning District: *Agriculture (A)* This district is intended to provide for areas primarily consisting of agriculture uses and agriculture support and also allow low-density single-family residential development.	**Proposed Zoning District:** *Community Commercial (CC)* This district is 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.
Max. Development Potential Agriculture FLU FAR: Max. Lot Coverage: 20% Max. Gross Density: None	**Max. Development Potential** Community Commercial FLU Intensity: Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; **0.75 FAR for parcels less than five acres, but greater than one acre**; 1.0 FAR for parcels one acre or less.

2. Statement of Proposed Change

This Rezoning application requests approval of a rezoning from Agricultural (A) to Community Commercial (CC) on ±1.35 acres of Alachua County Tax Parcel 03046-004-000. The subject property is located west of NW 164th Lane and North of NW US Highway 441. The site is situated within the City of Alachua, and borders a residential neighborhood situated just east of the site in unincorporated Alachua County. It is bordered by the future site of the Briarwood Planned Development to the west and north. **Figure 1**, an aerial map, shows the site's location and existing conditions.

Figure 1: Aerial Map

The existing FLU of the site is Agriculture and the existing Zoning District is Agricultural (A). This Rezoning application requests approval to amend the Zoning District of the site from Agricultural (A) to Community Commercial (CC).

Table 1 and Figures 2 and 3 show the current FLU and Zoning designations adjacent to the site.

Figures 4 and 5 show the proposed FLU and Zoning designation of the subject property.

Table 1 Surrounding Future Land and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Community Commercial (City of Alachua)	Planned Development, Commercial (PD-COMM) (City of Alachua)
East	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)
South	Commercial (City of Alachua)	Commercial, Intensive (CI (City of Alachua)
West	Community Commercial (City of Alachua)	Planned Development, Commercial (PD-COMM) (City of Alachua)

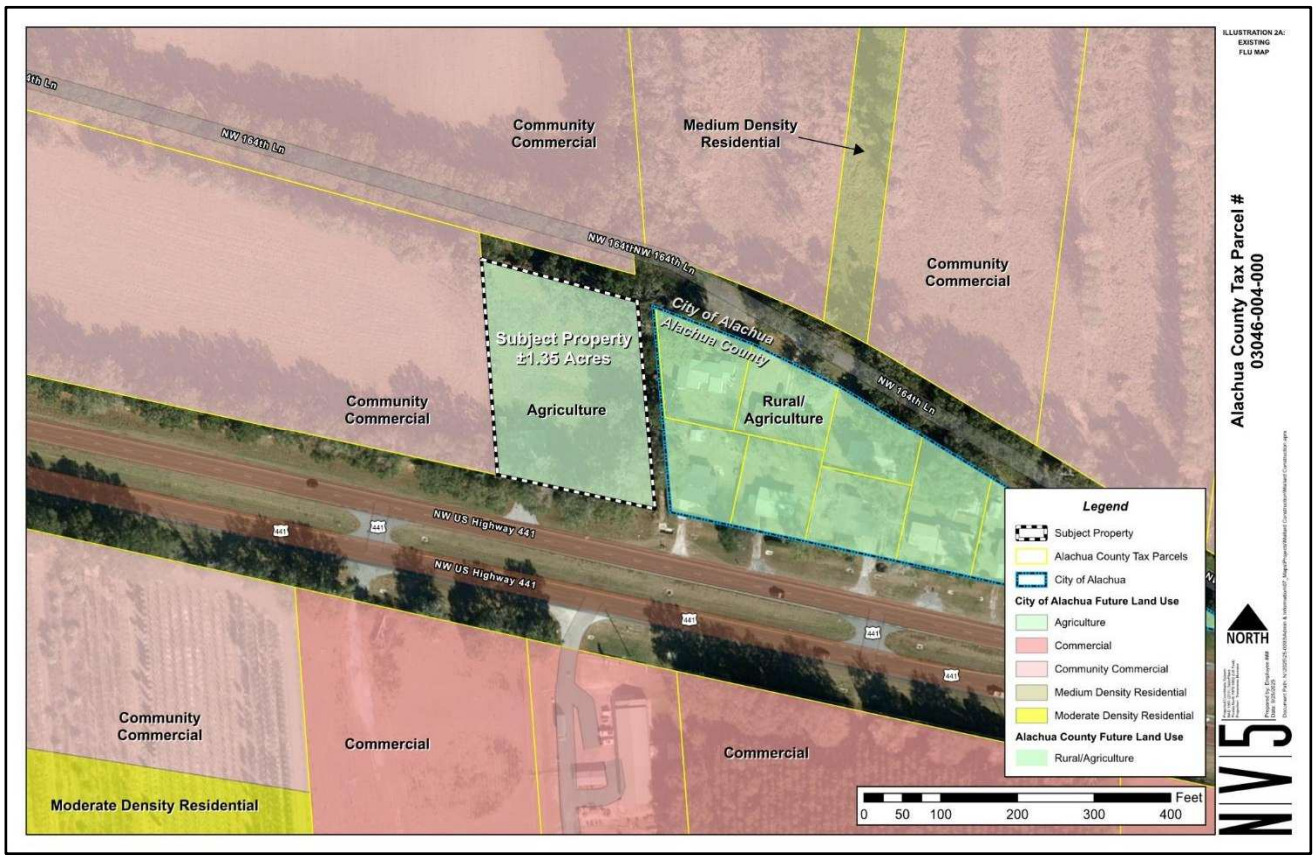


Figure 2: Existing Future Land Use Map

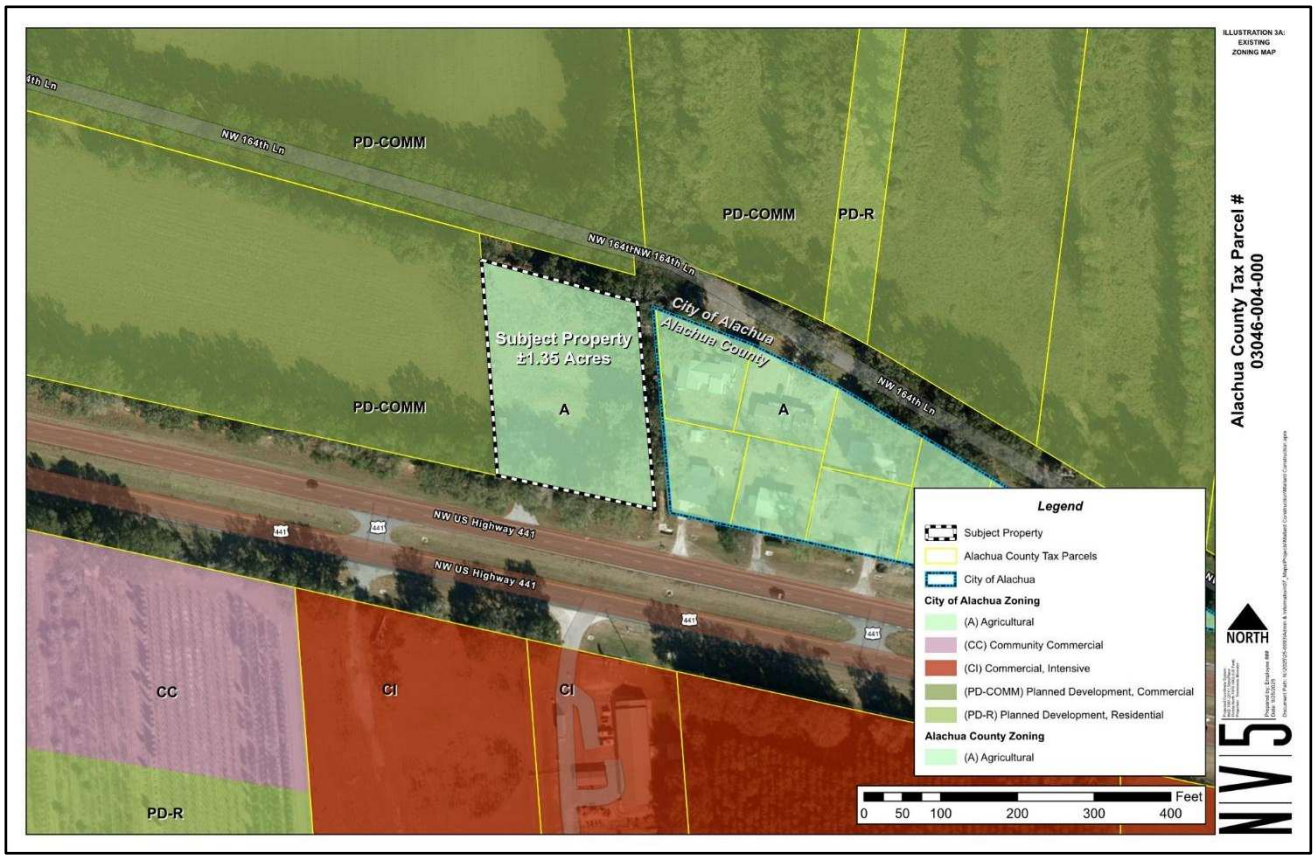


Figure 3: Existing Zoning Map

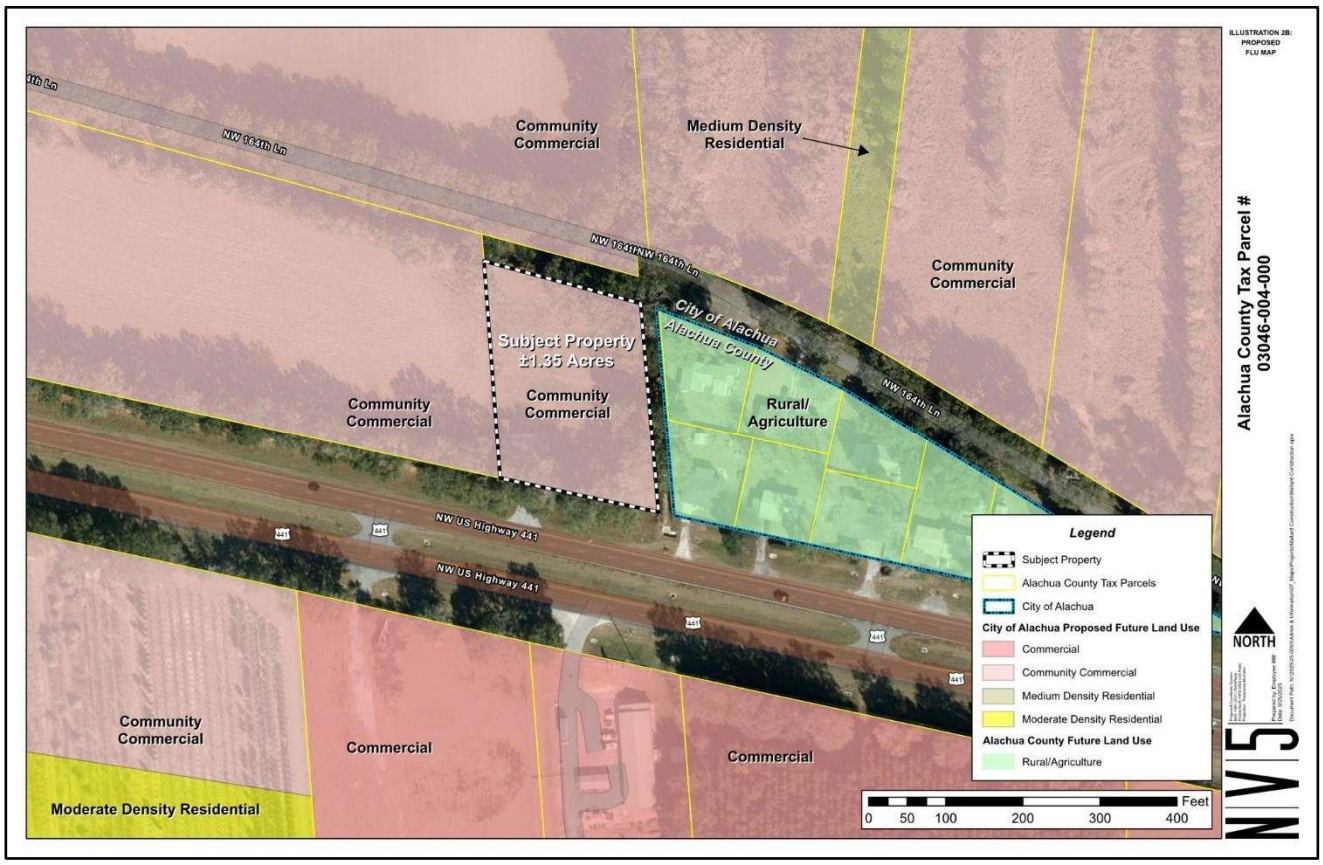


Figure 4: Proposed Future Land Use Map

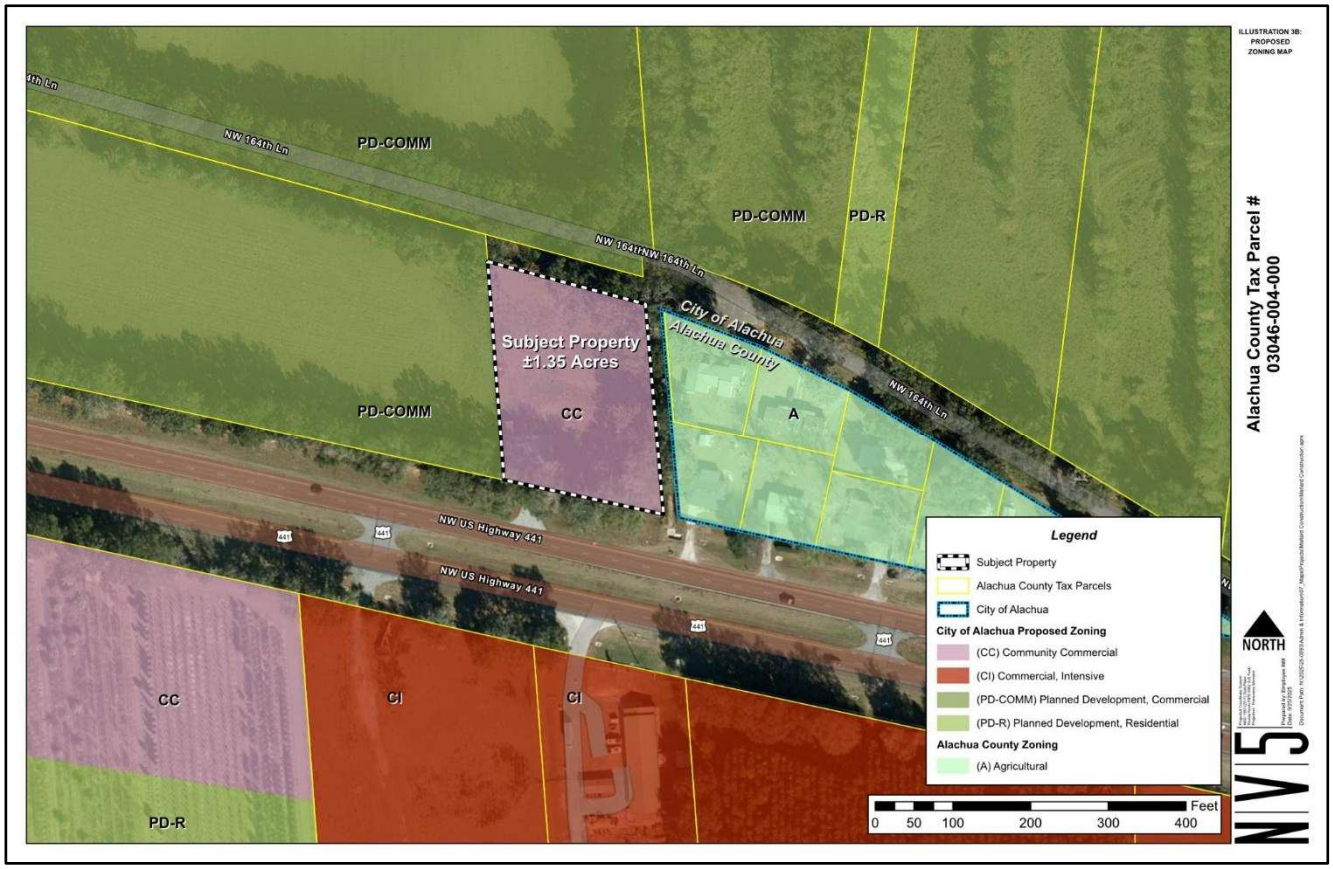


Figure 5: Proposed Zoning Map

3. Impact Analysis

LEVEL OF SERVICE (LOS) CONCURRENCY

This Rezoning application requests to amend the Zoning District from Agricultural (A) to Community Commercial (CC).The site would connect to the City of Alachua public water system and use a septic system for wastewater. Potential impacts on public services are based on the maximum development potential **44,104.5 square-feet** (SF) of nonresidential uses (±0.75 FAR * 1.35 ac).

Transportation

Projected trip generation is based on ITE Trip Generation Manual, 12th Edition average rates.

Table 2: Projected Trip Generation

Land Use	Land Use Code	Independent Variable	Independent Variable Units[1]	Daily	AM Peak	PM Peak
Existing Use-Agriculture	210 Single-Family Detached Housing	Dwelling Units	1	9	5	4
Proposed Use-Community Commercial	710 General Office Building	ksf	44	345	55	52
Net Trip Generation				**336**	**50**	**48**

1. *Site is currently vacant. Proposed use units based on maximum intensity allowed in the proposed Community Commercial FLU category and FAR of 0.75.*
2. *Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.*

Conclusion: Approval of this application *will* result in a net increase in vehicular trips on site. However, approval of this application *will not* negatively impact the adopted LOS for the adjacent US Highway 441 roadway.

Table 3: Projected Impacts on Roadways

	Segment 7		Segment 16		Segment 17		Segment 6	
Traffic System Category	CR 235A to NW 188th Street		From US 441 to North City Limit		From US 441 to CR 235		From I-75 to CR 235A	
	AADT	**PM**	**AADT**	**PM**	**AADT**	**PM**	**AADT**	**PM**
Maximum Service Volume[1]	43,000	3,870	15,120	1,359	15,120	1,359	39,000	3,510
Existing Demand[1]	25,000	2,241	2,080	185	6,048	536	34,000	2,819
Reserved Capacity[1]	4,548	441	2,840	288	4,373	447	5,513	508
Available Capacity	13,452	1,888	10,200	886	4,699	376	-513	183
Projected Trip Generation[2]	345	52	17	3	17	3	311	47
Available Capacity w/ Application approval	**13,107**	**1,836**	**10,183**	**883**	**4,682**	**373**	**-824**	**136**

1. Source: City of Alachua July 2025 Development Monitoring Report
2. NOTE: Projected trip distribution percentage is as follows:
   a. Segment 7: 100%
   b. Segment 16: 5%
   c. Segment 17: 5%
   d. Segment 6: 90%

Conclusion: Trip distribution percentages are shown in **Figure 6** below. The application will result in an increase in trips but will not result in a negative impact the LOS for any of the roadways except Segment 6, which is already above capacity. The maximum development potential on the site would not increase peak hour traffic above capacity. Additionally, the intended development on the site is significantly smaller than the maximum potential shown in this report.

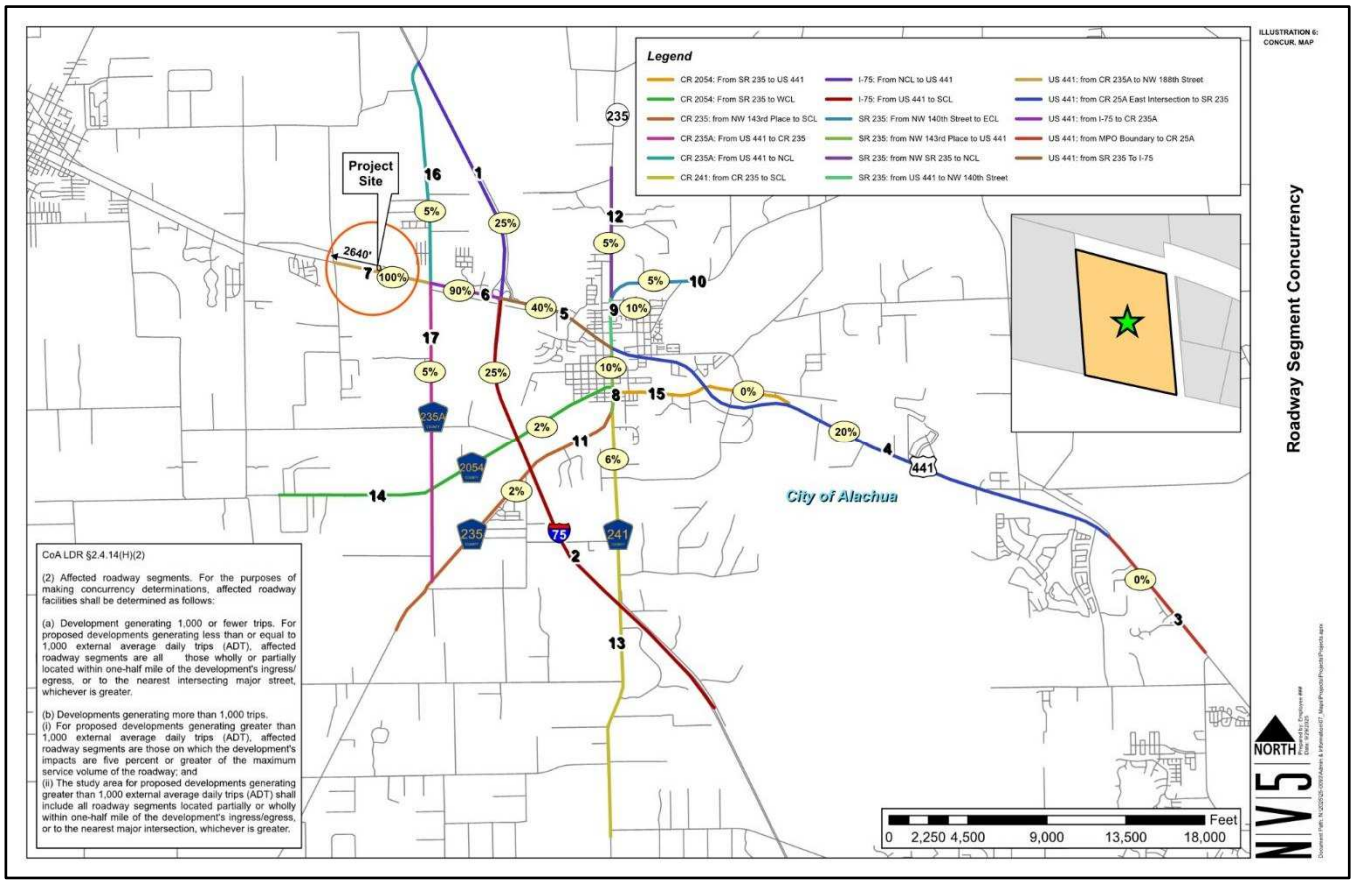


Figure 6: City of Alachua Roadway Segment Concurrency Map

As shown in **Figure 7** below, a water main is located ±2,600 feet away from the nearest connection point to the site.

Figure 7: City of Alachua Water System Map

Table 4: Potential Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity	2,300,000
Less actual Potable Water Flows	1,565,500
Reserved Capacity	394,967
Available Capacity	339,533
Percentage of Permitted Design Capacity Utilized	85.24%
Projected Potable Water Demand from Proposed Project	6,615
Residual Capacity after Proposed Project	**338,872**

1. *Source: Ch. 64E-6.008, F.A.C., City of Alachua July 2025 Development Monitoring Report, and City Comprehensive Plan*
2. *Source: City of Alachua July 2025 Development Monitoring Report*

Conclusion: Approval of this application *will* result in an increase in the site's theoretical impact on the City's potable water system. Capacity will not be reserved as part of this application. Concurrency shall not be guaranteed until the execution of a capacity agreement and/or wastewater development fees are paid to the City. Capacity is intended to increase prior to the development order stage of this project.

Sanitary Sewer Analysis

As shown in **Figure 8** below, though there are wastewater mains near the project site, none are available for connection. Land rights issues between the subject property and connection point to the north prevent connection at that location. Direct connection to the force main is unavailable, and the connection to the gravity main to the east is outside of a reasonable connection range. The site will utilize a septic system for upcoming development and will connect to City of Alachua utilities when they become available.

Figure 8: City of Alachua Wastewater Map

Solid Waste

Table 5: Potential Solid Waste Impact

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[1]	28,704.04	5,238.49
New River Solid Waste Facility Capacity[1]	30+ years	
Solid Waste Generated by Proposed Project[2]	**529.26**	**96.59**

1. *Source: City of Alachua July 2025 Development Monitoring Report*
2. *Formula for solid waste demand, Environmental Engineering: A Design Approach, Sincero and Sincero, Prentice Hall, New Jersey, 1996 and City Comprehensive Plan*

Conclusion: Approval of this application *will* increase the site's theoretical impact on the County's solid waste system but ***will not*** cause it to operate below the adopted LOS.

4. Comprehensive Plan Consistency

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from City of Alachua is provided in normal font while consistency statements are provided in **bold**.

Future Land Use Element

Policy 1.3.a The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

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

This application proposes to amend the zoning district of the site from Agricultural (A) to Community Commercial (CC), in companion with the SsCPA application that requests to change the FLU of the site from Agriculture to Community Commercial. The site is bordered by Planned Development, Commercial (CC) zoning to the north and west. The proposed change will make the site more compatible with the surrounding zoning districts and will allow the parcel to serve the future residents and employees within the Briarwood Planned Development, as well as surrounding City of Alachua residents.

Policy 1.3.d: *Design and performance standards*: The following criteria shall apply when evaluating commercial development proposals in the commercial & mixed-use future land use categories:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveways cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The site has an existing access connection to US Highway 441. There is potential for cross access between this parcel and the future Briarwood Planned Development to the west, which can be explored at a later stage of development.

2. Buffering from adjacent existing/potential uses;

Required buffers will be designed in accordance with Table 6.2-2 in the City Land Development Regulations at the time of site plan permitting.

3. Open space provisions and balance of proportion between gross floor area and site size;

The site currently contains sufficient open space for a commercial development. Additionally, the intended office building will have a building footprint of less than 7,000 square feet, which is significantly lower than the maximum potential development of 44,104.5 square feet. This will leave plenty of land available to meet open space requirements. Open space and the proportion between gross floor area and site size will be reexamined at the time of site plan permitting.

4. Adequacy of pervious surface area in terms of drainage requirements;

The site currently contains sufficient pervious surface area in terms of drainage requirements. Additionally, the intended office building will have a building footprint of less than 7,000 square feet, which is significantly lower than the maximum potential development of 44,104.5 square feet. This will leave plenty of land available to meet pervious surface area requirements for drainage purposes. The drainage requirements in relation to pervious and impervious area will be reexamined at the time of site plan approval.

5. Placement of signage

Signage will be placed in accordance with the city's Land Development Regulations at the time of site permitting.

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;

No lighting changes are proposed with this Rezoning application. A lighting plan will be provided at the time of site plan permitting and will be designed in accordance with city Land Development Regulations.

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;

Detailed on-site circulation information will be provided at the time of site plan permitting.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;

No landscaping is proposed with this application. Landscaping plans related to site development will be provided at the time of site plan permitting.

9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and,

No unique features and resources which may constrain site development have been identified on the site.

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

Performance based zoning requirements are not anticipated to be required or utilized for the purposes of development on this site.

Policy 1.3.e: Density and intensity standards.

1. Non-mixed uses. The following density and intensity standards shall apply to non-mixed-use development proposals in the commercial and mixed-use land use categories:
    a. Density. Residential uses are limited to a density of 10 dwelling units per acre in the Community Commercial land use category and 15 dwelling units per acre in the Commercial and Central Business District land use categories.

The applicant does not intend residential development on the site.

    b. Intensity. Non-residential uses are limited to an intensity of less than or equal to 0.5 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 site is ±1.35 acres, which allows for a maximum floor area ratio of 0.75 and a maximum development potential of 44,104.5 square feet. The applicant does not intend to develop to the extent of the allowed maximum potential build-out. Instead, the applicant envisions building a modestly-sized office building.

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.

Road widening and marginal access are not anticipated to be needed or appropriate for the proposed development.

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.

Due to the low anticipated traffic impact of the intended development, no additional access points or roadway improvements are proposed at this time. There is potential for cross access between this parcel and the future Briarwood Planned Development to the west.

3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.

The project will adhere to required setbacks as described in Table 5.1-3 and buffers as described in Table 6.2-2 in the City Land Development Regulations. Detailed plans will be provided at the time of site plan permitting.

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.

There are no existing sidewalks on or adjacent to the subject property.

Objective 2.4: Landscaping and Tree Protection Standard

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

Policy 2.4.a: Landscaping: General - The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Landscape plans will be submitted at the time of site plan permitting, and at least 10% of the development site will be landscaped.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

The development plan for the site will comply with buffer yard requirements in relation to the surrounding uses.

Policy 2.4.c: Tree protection: Heritage Trees and Champion Trees – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set

for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

If any heritage and/or champion trees are found on site, the development layout will be designed to avoid impacts to these trees to the highest extent possible.

Policy 2.4.d: Tree Protection: Regulated Trees – The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

The existing trees on site are all along the perimeter of the site, which leaves space for development internal to the site and away from the perimeter. This is a favorable condition to preserve existing trees on the site.

Policy 2.4.e: Tree Protection: Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, public parks, and in road rights of way, where appropriate.

A formal tree survey and site development plan are not yet available. These will be provided at the time of site plan permitting, and tree removal and mitigation requirements will be determined at that time.

Objective 2.5: Open Space Standards

The city shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10 percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

A minimum of 10% open space will be provided on the site.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

The site will contain a minimum of 10% usable and functional open space.

Goal 5: Development Standards

The City shall include provisions through its Comprehensive Plan amendment process, development review process and in its Land Development Regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

The proposed FLU change and zoning will not negatively impact natural features or availability of facilities and services. Much of the site is already open, and preliminary desktop analysis of publicly available environmental data identified no environmental features on the site. Additionally, the applicant's intended development is much smaller than the maximum development potential in the Community Commercial FLU category. This minimizes impacts to both natural features and

availability of facilities and services. Further analysis of impacts to facilities and services can be found in Section 3 of this report.

Objective 5.1: Natural Features

The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

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.

The project site is relatively flat, and future development on the site will be designed to minimize topographic impacts.

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

As shown in Figure 9 below, the site consists of Arredondo fine sand and Arredondo-Urban land complex soils, both of which are considered favorable for small commercial development per the NRCS Soil Survey.

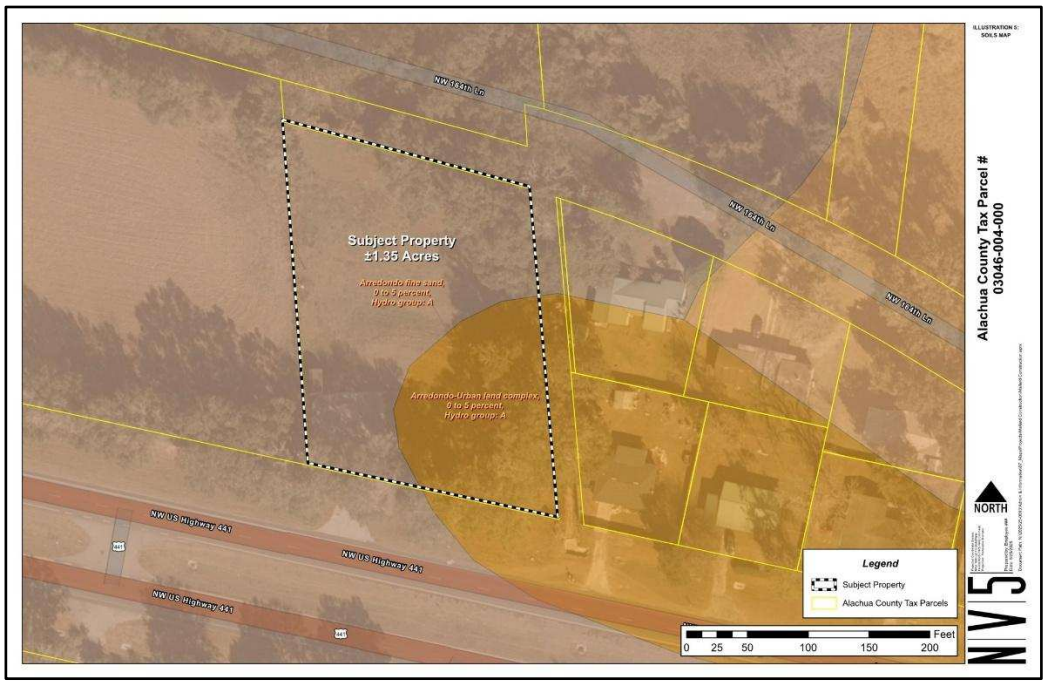


Figure 9: Soils Map

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.

Based on preliminary desktop analysis, the site does not contain a FEMA flood prone area.

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.

No wetlands were identified on site through preliminary analysis of National Wetland Inventory data.

Objective 5.2: Availability of facilities and services

The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained.

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

The proposed amendment to the zoning district will not negatively impact the City's ability to meet LOS standards. An in-depth impact analysis can be found in Section 3 of this report. Additionally, the applicant's development intent is a significantly less intense use than the maximum development potential for the Community Commercial (CC) zoning district.

Policy 7.1.a: The City shall require utility easements as part of the development review process.

Utility easements will be coordinated at the time of site plan permitting.

Policy 7.1.c: The City shall limit any extension of public centralized potable water and sanitary sewer geographic service areas to the corporate limits of the City unless issues of public safety arise.

The project site is within the corporate limits of the City of Alachua.

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.

The site consists of Arredondo fine sand and Arredondo-Urban land complex soils, both of which are considered favorable for small commercial development per the NRCS Soil Survey. Further analysis of erosion and sedimentation control will be determined at the time of site plan permitting.

Objective 1.2: Access Management.

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

The connection to US Highway 441 will be evaluated for conformance with Chapter 14-96 and 14-97 of the Florida Administrative Code at the time of site plan permitting, and improvements will be made if necessary to meet these requirements.

5. Land Development Regulations Consistency

This section identifies how this application is consistent with the City of Alachua's Land Development Regulations ("LDR's"). Language from the LDR is provided in normal font while consistency statements are provided in **bold**.

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.

The proposed rezoning from Agricultural (A) to Community Commercial (CC) aligns with and supports the goals, objectives, and policies of the City of Alachua's Comprehensive Plan. This proposed amendment is being submitted concurrently with a SsCPA to change the FLU designation of the subject property to Community Commercial. The proposed zoning and FLU designation are compatible with the City's long-term vision for balanced growth, economic development, and appropriate land use transitions.

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

The proposed amendment is consistent with the City of Alachua's Land Development Regulations (LDRs) and Code of Ordinances. The rezoning will not conflict with any existing provisions and adheres to all applicable standards and requirements. This report includes a detailed analysis demonstrating compliance with the City's regulatory framework.

(c) Logical development pattern. The proposed amendment would result in a logical and orderly development program

The proposed Community Commercial (CC) zoning district represents a logical and orderly extension of the existing development pattern. The site is bordered by a single-family residential neighborhood to the east and a Planned Development-Commercial (PD-COMM) district to the west, which is slated for future commercial development. The Community Commercial (CC) zoning district serves as transitional buffer between residential and commercial uses, consistent with the intent of the Community Commercial FLU designation.

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

The proposed amendment will not result in premature development. The site is located along a major arterial roadway (US Highway 441) and is surrounded by developed properties and parcels planned for imminent development.

(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 proposed Community Commercial (CC) zoning district is compatible with adjacent land uses and zoning classifications. The site is situated between residential and commercial districts, and a possible use, such as an office, is consistent with the character and function of the surrounding properties. The Community Commercial (CC) district along with the underlying Community Commercial FLU is specifically designed to facilitate harmonious transition between residential and more intense commercial land uses.

(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.

The proposed amendment will not adversely affect the character of the surrounding area. The site encompasses approximately ±1.35 acres, with a maximum development potential of 44,104.5 square feet under the Community Commercial (CC) zoning district. The applicant would propose a modest office building less than 7,000 square feet, which is well below the maximum allowable intensity. Traffic impacts are expected to be minimal, as detailed in Section 3: Impact Analysis. Future development will comply with the City's height limit of 65 feet, noise and lighting standards, and architectural guidelines, ensuring compatibility with the surrounding community.

(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 site is adjacent to a single-family residential neighborhood to the east, and the site is adjacent to a Planned Development-Commercial District to the west that is slated to be developed with a mix of uses. By amending the zoning district of this site to Community Commercial (CC), the site will act as a transitionary zoning district that connects the residential neighborhood and the large commercial area, which is in-line with the goals and intent behind the premise of this zoning district and the proposed Community Commercial FLU.

(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.

The proposed amendment will not contribute to urban sprawl. It does not promote strip or ribbon commercial development, leap-frog development, low density, single-use expansion. Instead, the

rezoning supports infill development within an area surrounded by existing and future development, reinforcing compact and efficient land use.

(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 amendment does not constitute spot zoning. The subject property is surrounded by Commercial / Mixed-Use zoning districts. The Community Commercial (CC) zoning district is compatible with the surrounding zoning districts, such as Planned Development, Commercial to the west and north and Community Commercial and Commercial, Intensive to the south. These surrounding zoning districts all allow commercial uses of various intensities, thus creating a mixed but cohesive land use 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.

A water main is located within ±2,600 feet of the site. At this time, there are force mains and gravity mains situated near the site. However, direct connection to the force main and gravity mains is not feasible and the property owner intends to use a septic system for future development. Please refer to Section 3. Impact Analysis for more information.

(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 is not anticipated to result in significant adverse environmental impacts. Future development will be subject to the City's LDRs, which include provisions for stormwater management, noise control lighting standards and protection of natural resources. Compliance with these standards will ensure that air, water, wildlife, vegetation, and the overall environmental integrity of the area is preserved to the greatest extent practical.

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;

Rezoning the subject property to Community Commercial (CC) will allocate land appropriately for business uses that meet the needs of Alachua's residents and workforce, which is consistent with the goals, objectives, and policies of the Comprehensive Plan.

(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 proposed rezoning will support the City's economic development objectives by enabling the establishment of a locally owned business, Mallard Construction & Electric. The company's presence will contribute to the local economy, create jobs, and enhance service availability for residents and businesses in Alachua.

(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 site will be appropriate for the type of land use activity that the landowners envision operating on the site. The Community Commercial (CC) zoning district provides a regulatory framework that ensures appropriate appearances, adequate parking, landscaping, and pedestrian access. These standards will help create a functional and suitable environment for business operations that are permitted within the Community Commercial (CC) zoning district.

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

Rezoning the property from Agricultural (A) to Community Commercial (CC) will help concentrate business development in designated commercial areas, reducing pressure on residential districts. The CC district's transitional nature ensures that commercial uses are appropriately buffered from residential neighborhoods, minimizing potential conflicts and preserving community character.

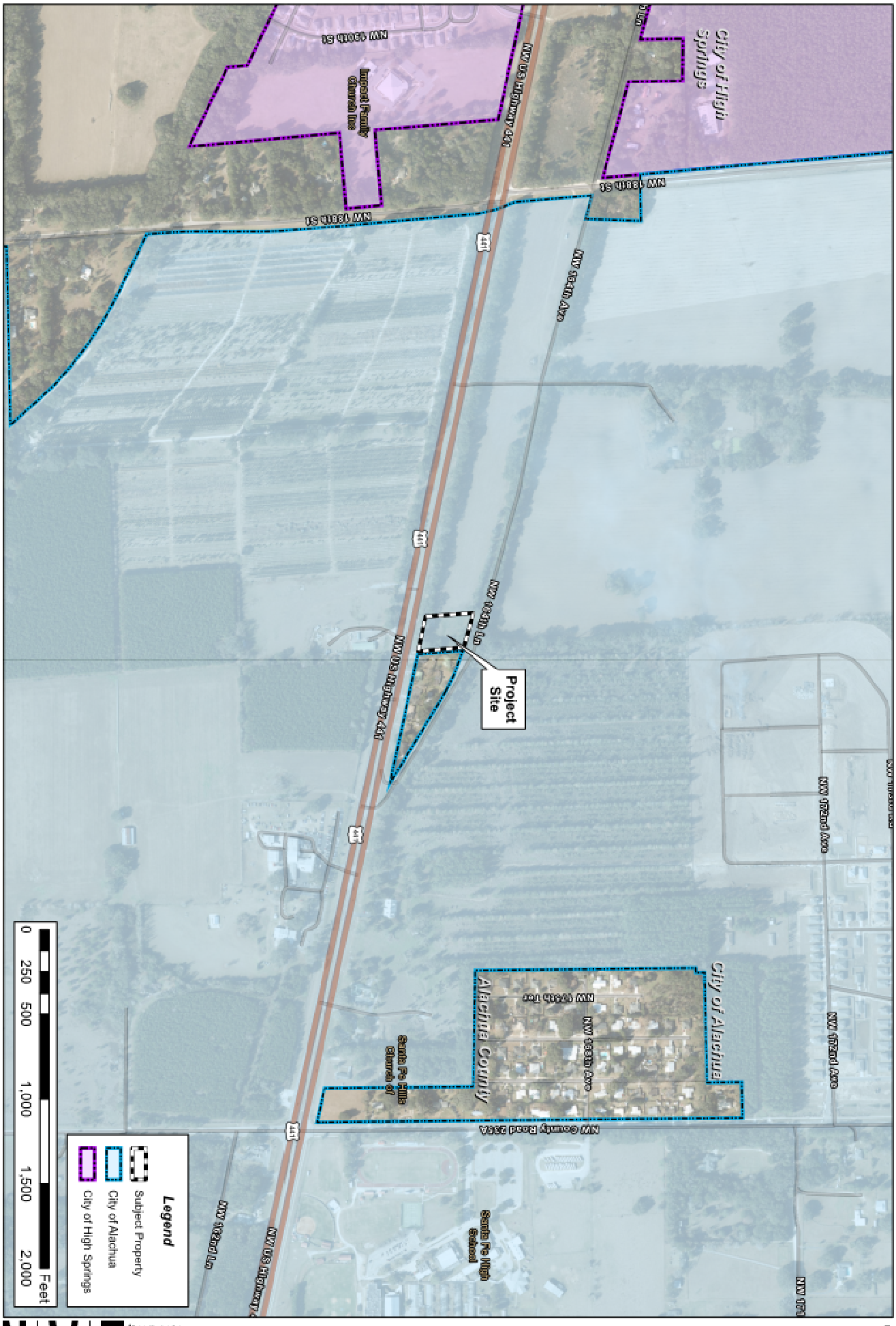
3.5.2 Business district specific purposes.

(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.

The proposed amendment to rezone the property to Community Commercial (CC) is consistent with the district's intended purpose. The site's location along US Highway 441 makes it ideal for community-serving commercial uses. Future development will incorporate appropriate design elements, parking, landscaping, and pedestrian facilities, and will include measures to mitigate impacts on adjacent residential areas. The proposed contractor office and enclosed storage facility will provide valuable services to the community while maintaining compatibility with surrounding land uses.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. **Map Set**



Alachua County Tax Parcel #
03046-004-000

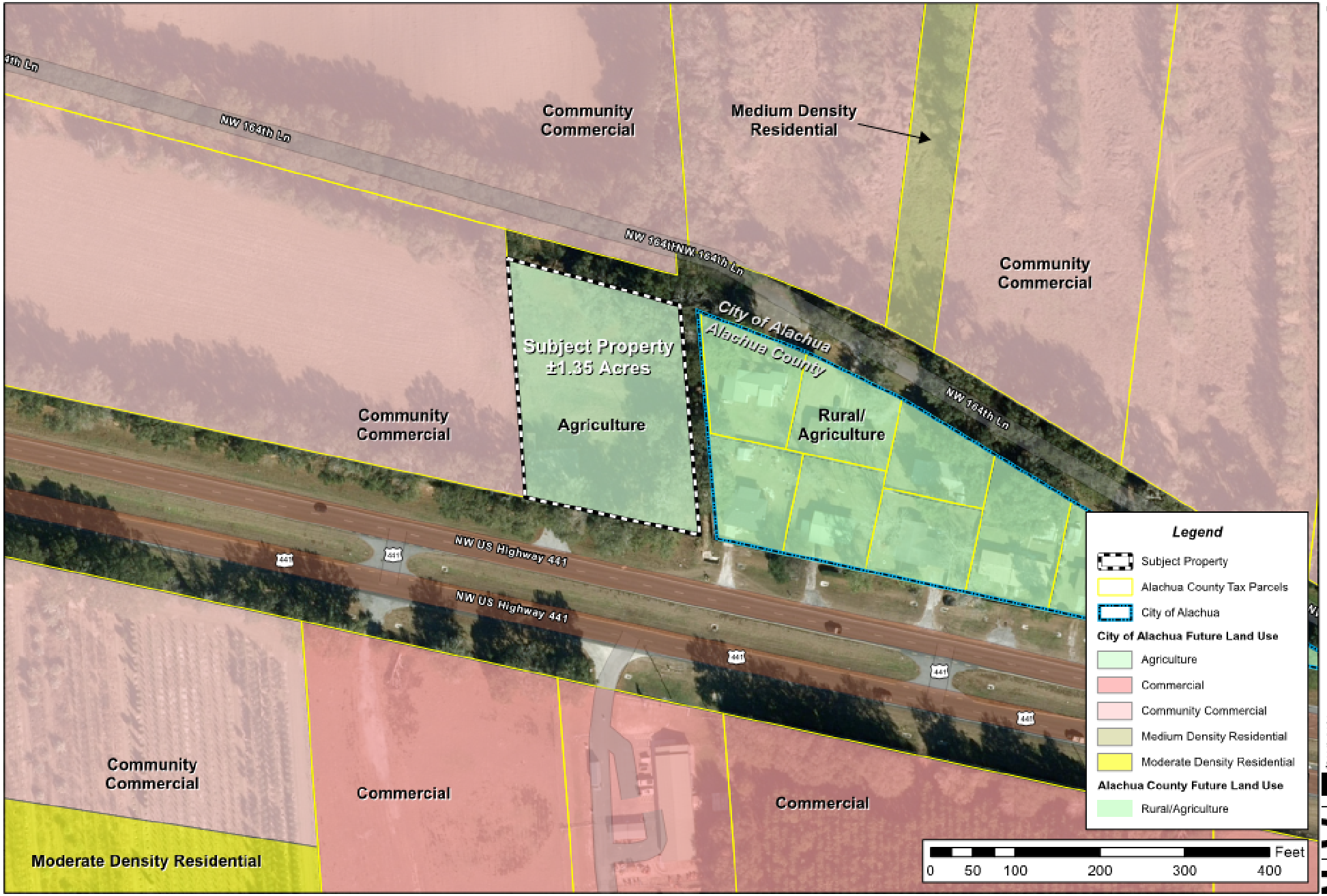
ILLUSTRATION 1
CONTEXT MAP

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION 1
AERIAL MAP

ILLUSTRATION 2
EXISTING
FLU MAP

Alachua County Tax Parcel #
03046-004-000

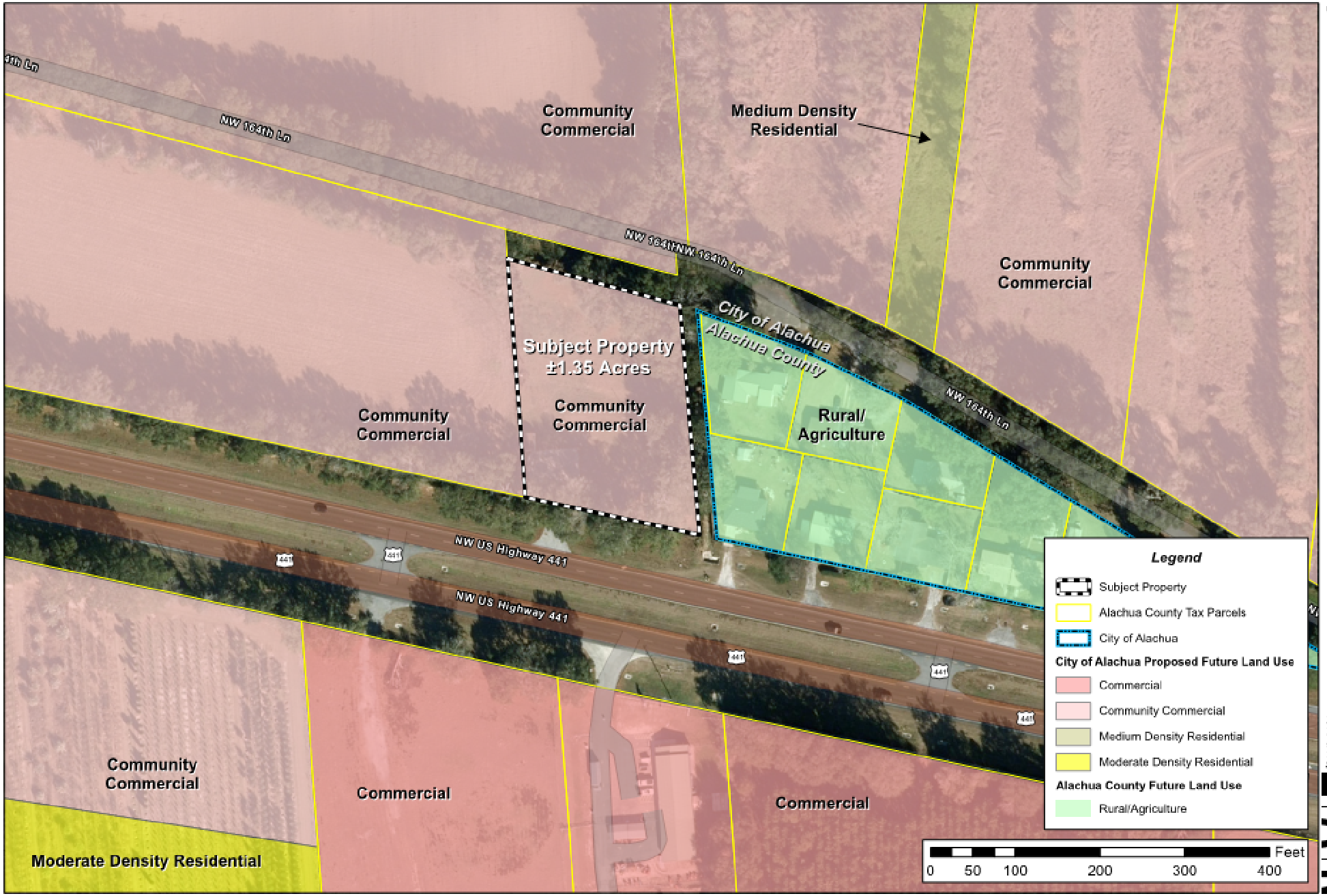


NORTH

NV5

ILLUSTRATION 2
PROPOSED
FLU MAP

Alachua County Tax Parcel #
03046-004-000

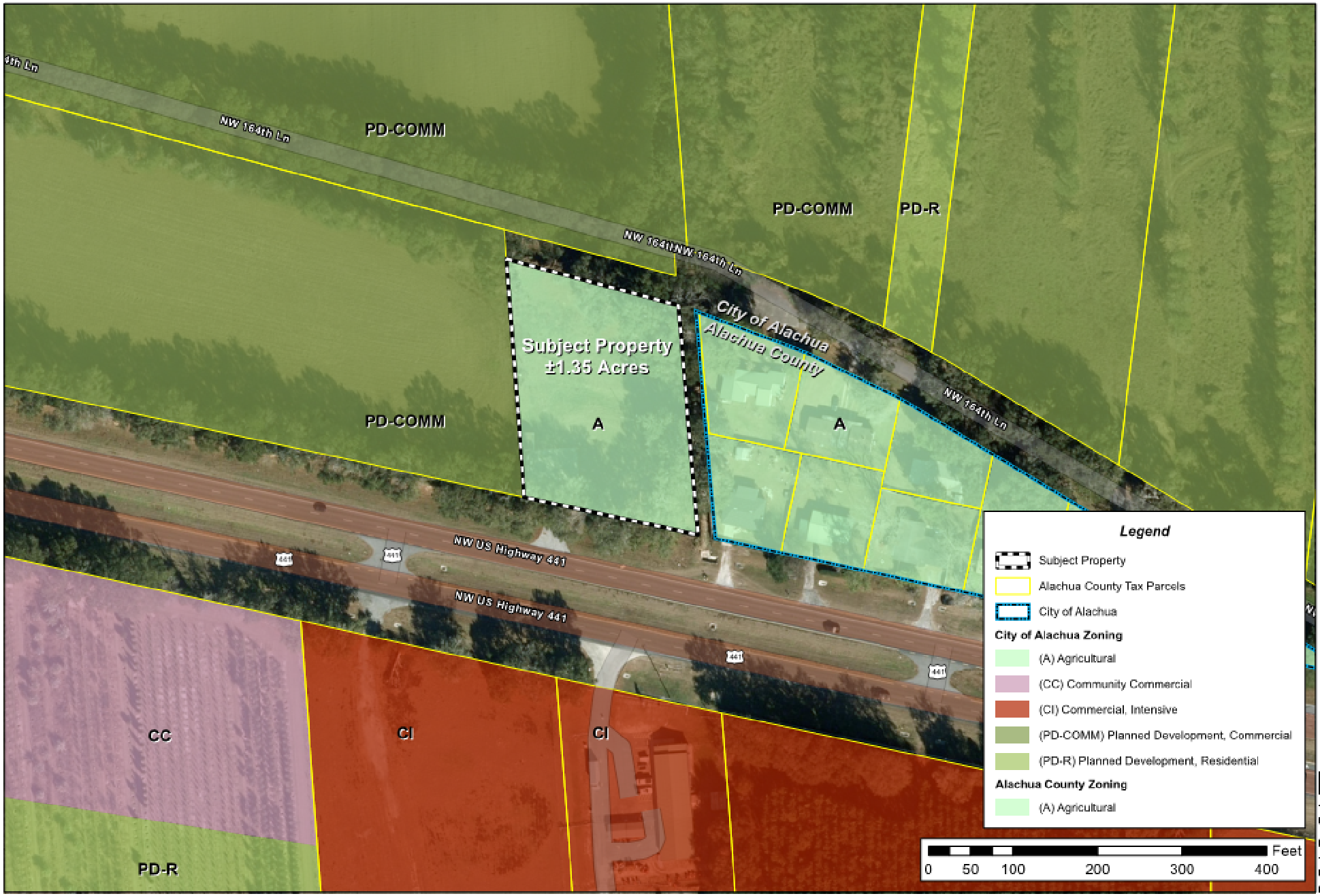


NORTH

NV5

ILLUSTRATION 2
EXISTING
ZONING MAP

Alachua County Tax Parcel #
03046-004-000



NORTH

NV5

Property Boundary Map
Date: 9/30/2025

Document Path: G:\2025\25-0083\Work & Materials\07_Maps\Project\Mallard Construction\Mallard Construction.aprx

NORTH

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION 2B
PROPOSED ZONING MAP

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION
ERV MAP

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION
SOILS MAP

Association's 2026 Park Ranger of the Year. The award was presented Jan. 27 during the Florida Park Service's annual Park Manager Meeting in Fort Lauderdale.

BE TOO!

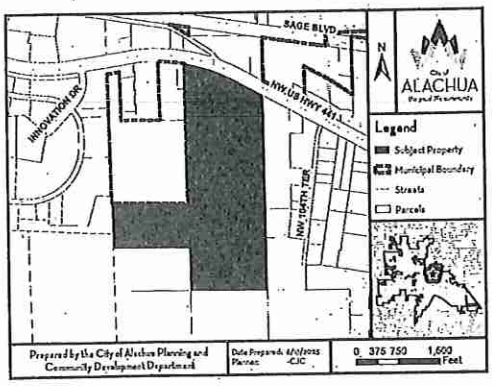
City of ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 9, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance:

ORDINANCE 25-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENISVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), COMMERCIAL (± 14.04-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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 - January 29, 2026)

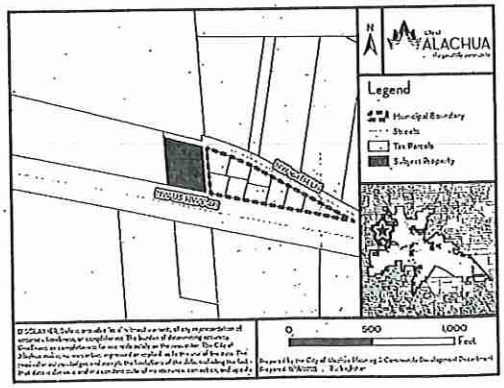
City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 09, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

ORDINANCE 26-03

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 +/- 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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 - January 29, 2026)

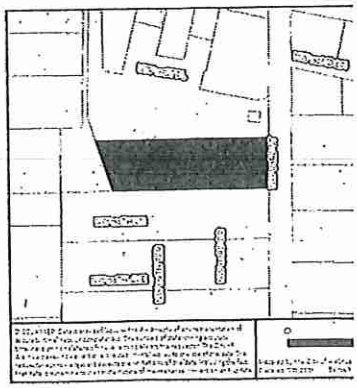
City of ALAC

NOTICE OF PUE HEARING BEF(THE PLANNING ZONING BOA OF THE CITY ALACHUA, FLO

Notice is hereby given that the Planning & the City of Alachua will hold a public hearin 2026 at 6:00 p.m. The hearing will be held in t Commission Chambers in City Hall, located Terrace, Alachua, Florida, to consider the follc

Application #: PR25-0001 – Alachua San Phase 2

A request by Professional Engineering applicant and agent for Alachua 441/235, LI Group, LLC, property owners, for consid Specific Amendment to the Official Zoning Atl proposed amendment would change the zoni 4.17– acre subject property from Agricultural Intensive (CI). The subject property is Alachua 03042-052-007. Existing Zoning: Agricultural Commercial Intensive (CI).



At the public hearing, all interested parties heard with respect to the application. Copies staff report, and any related application mater public inspection at the Planning and Comm Department, 15100 NW 142nd Terrace, Alach regular business day between the hours of 7:3 one week prior to the date of hearing. Writte application may be sent to the following addr Planning and Community Development, P.(FL, 32616. Notice is given pursuant to Sectic Statutes, that, in order to appeal any decisior hearing, you will need a record of the proce such purpose, you may need to ensure tha of the proceedings is made, which include evidence upon which the appeal is to be based the Americans with Disabilities Act, any pers requiring reasonable accommodation in orc this meeting should call the City Clerk at (38 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - Jan

MAILED
JAN 2 6 2026

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

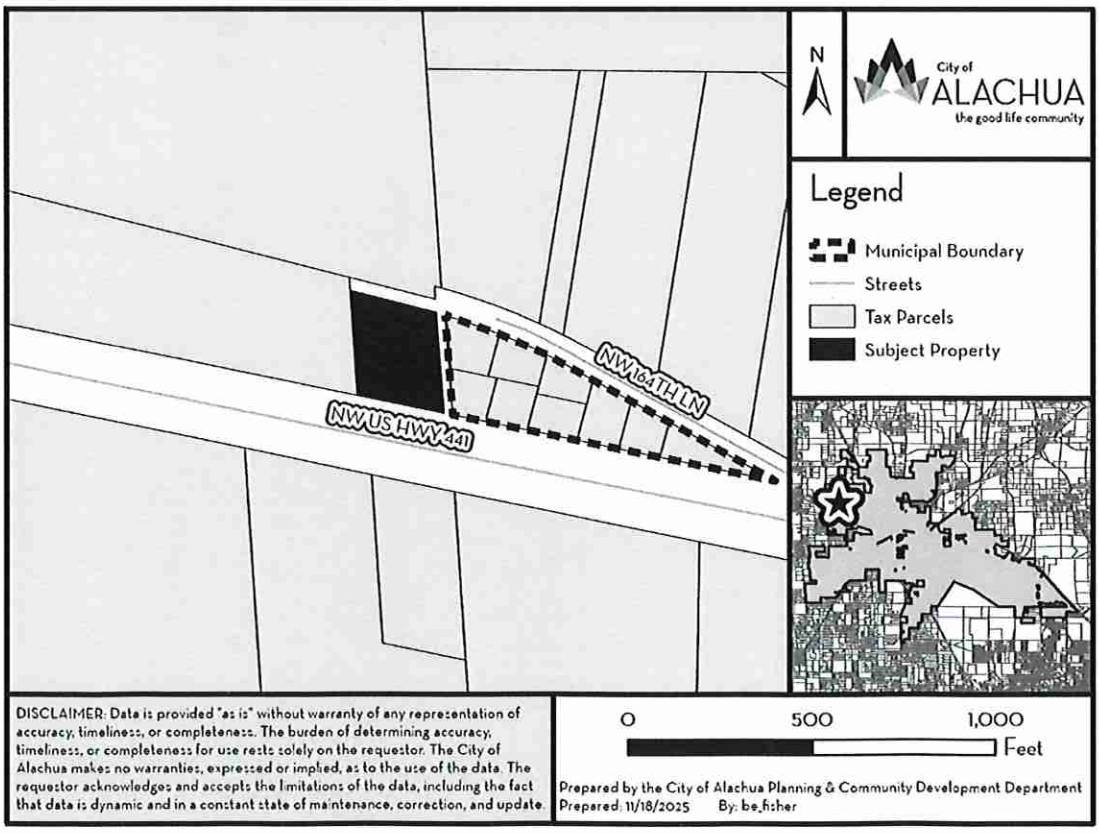
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 09, 2026 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:

Ordinance 26-03

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 ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

MAILED
JAN 2 6 2026

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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.

ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

MAILED
JAN 2 6 2026

COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615

GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

AYLA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813

JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Adam Hall, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Use Avery Template 5160
Bend along line to expose Pop-up Edge
AVERY 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Romy Garraud, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 12/18/25 FOR THE PR25-0002 - Mallard, Zoning Map Amendment
(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)

two (2)
(Number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Mallard Construction & Electric **APPLICATION NO.:** PR25-0002

APPLICATION TYPE: Rezoning **CURRENT ZONING:** Agricultural (A)

NATURE/SCOPE OF PROPOSAL: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on ±1.35 acre subject property from Agricultural (A) to Community Commercial (CC)

DATE OF PUBLIC HEARING(S):

January 13, 2026 **AT** 6:00 **PM**

February 09, 2026 **AT** 6:00 **PM**

February 23, 2026 **AT** 6:00 **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), 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 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(S).

PSSC25-0002/PR25-0002 Mallard
Small-Scale Future Land Use Map Amendment/Site-Specific Zoning Map Amendment
Legend
Post Signs
NW 164 Ln
PSSC25-0002/PR25-0002
Post Signs
PSSC25-0002/PR25-0002
Post Signs
20
N
Google Earth
200 ft

Commission Agenda Item

MEETING DATE: February 9, 2026
SUBJECT: *Review of Polling Place Alternatives for Precinct 53*
PREPARED BY: Rodolfo Valladares
RECOMMENDED ACTION:
Approve the Alachua Branch Library as the temporary location for Precinct 53 during the 2026 City Commission election, replacing Legacy Park as the temporary location of Precinct 53 for the 2026 City Commission election.

Summary

To receive a staff report on the Supervisor of Elections' findings regarding the viability of these local alternative sites, and to discuss the City's statutory obligations regarding public notice.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Strengthen Community Service

ATTACHMENTS

None

Commission Agenda
Item

MEETING DATE: February 9, 2026
SUBJECT: Approval of the September 22, 2025, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputty City Clerk
RECOMMENDED ACTION:
Approve the September 22, 2025, City Commission Meeting Minutes

Summary

Approval of the September 22, 2025, City Commission Meeting Minutes

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.09.22.M.CCM

Regular City Commission Meeting Minutes
September 22, 2025 at 6:00 PM

Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

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

CITIZENS PRESENT: Laurie Edvardsson, William Garst, Anita Rembert, Connie Meyer, Brenn Terry, Phyllis Strickland, John Brown, Mandy Bucci, Yifan Wag, Saral Cummings, Ben Conway, Amy Conway, Ademiyi Idigo, Kaito Idigo, Brinze Idigo, Jami Malkintoy, Soorya Lindberg, Michele Lee.
STAFF ATTENDING: Robert Bonetti, Michael Carrillo, Kenyata Curtis, Lisa Freeman, Jack Hansen, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Bryan Thomas, LeAnne Williams, Cap Wilson, David Wisener

City Commission 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

Led by Mayor Walter Welch.

INVOCATION

Led by Pastor John Brown, St. Paul AME Church.

PLEDGE TO THE FLAG

Led by Mayor Welch.

APPROVAL OF THE AGENDA

Commissioner Jennifer Ringersen moved to approve the agenda; seconded by Vice Mayor Shirley Green Brown.

Mayor Welch opened the floor for public comment.

Tamara Robbins addressed the Commission, requesting that items be added to the agenda for live-streaming and the City Manager search.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Dayna Williams moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Ringersen.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) ALACHUA LEARNING ACADEMY STUDENT ARTIST APPRECIATION

Assistant Deputy City Clerk Janet Knapp presented the Alachua Learning Academy Student Artist Appreciation presentation.

Mayor Welch and Ms. Consbruck, Title One Reading Specialist, presented the students with certificates.

B) 2025 CONSTITUTION WEEK PROCLAMATION

Deputy City Clerk LeAnne Williams introduced the proclamation.

Attorney Scott Walker read the Proclamation.

C) AMERICAN PHARMACISTS MONTH PROCLAMATION

Deputy City Clerk Williams introduced the proclamation.

Attorney Walker read the Proclamation, and Mayor Welch presented it to William Garst, Pharm.D., Anita Rembert, CEO of Palms Medical Group, Dr. Brenn Tenny, with Hitchcock's Hometown Pharmacy, and Justin Ricks, Director of Pharmacy, Palms Medical Group.

D) WHITE CANE SAFETY MONTH PROCLAMATION

Deputy City Clerk Williams introduced the proclamation.

Attorney Walker read the Proclamation, and Mayor Welch presented it to Mr. Coerper.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

Mayor Welch opened the floor for public comment.

Evan Combs announced upcoming events for the Special Olympics. He expressed gratitude to the Commission for permitting the use of the City's facilities for these events. Additionally, he thanked Vice Mayor Brown and Pastor Brown for their dedication and leadership in supporting the Special Olympics.

Soorya Lindberg requested an update on live-streaming. She mentioned that she cannot find the City Attorney job opening on certain websites.

Mandy Bucci requested financial assistance with the farmers' market, specifically regarding the City Staff who must perform certain activities.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to 3 Minutes)

A) RESOLUTION 25-21 RELATING TO THE LEVY OF GENERAL CITY PURPOSE AD VALOREM TAXES FOR THE 2025 TAX YEAR; RESOLUTION 25-22 RELATING TO THE CITY'S BUDGET FOR THE 2025-2026 FISCAL YEAR; AND RESOLUTION 25-23 RELATING TO THE FY 2026-2030 CAPITAL IMPROVEMENT PROGRAM (CIP)

Finance & Administrative Services Director Robert Bonetti introduced the item and provided the staff report.

Mayor Welch called to order the Final Public Hearing on the City of Alachua Fiscal Year 2025-2026 Final Millage and Final Budget.

City Attorney Walker provided an overview of the Truth in Millage Legislation (TRIM).

City Manager Rodolfo Valladares explained the general City final and rolled back millage rates.

Finance & Administrative Services Director Bonetti presented an overview of the final budget and adjustments for Fiscal Year 2025-2026.

Mayor Welch opened the floor for comments.

Jim Curington requested that the Commission adhere to the budget to ensure the funds were spent as designated.

Tamara Robbins asked clarifying questions on items in the budget.

City Attorney Walker read Resolution 25-21 by title only.

City Manager Valladares announced the City of Alachua Commission had determined that a proposed millage rate of 6.2500 mills was necessary to fund the final general budget for the City. He said the proposed final millage rate represents an increase of 8.86% from the rolled-back rate of 5.7413 mills.

Mayor Welch asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Williams moved to adopt Resolution 25-21; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

Ms. Robbins asked if she would receive the answers to her questions. She asked why the general fund budget had an 11% increase.

Finance and Administrative Services Director Bonetti stated this increase was due to the new commissioners, as they were utilizing the City's health insurance. He provided the information required to answer the other questions.

Passed 5-0 on roll call vote.

City Attorney Walker read Resolution 25-22 by title only.

Mayor Welch asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Brown moved to adopt Resolution 25-22; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 5-0 on roll call vote.

City Attorney Walker read Resolution 25-23 by title only.

Mayor Welch asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Ringersen moved to adopt Resolution 25-23; seconded by Commissioner Williams.

Mayor Welch opened the floor for comments.

Ms. Robbins expressed her displeasure with sidewalks and roads. She asked about IT upgrades.

Finance and Administrative Services Director Bonetti explained how CDBG grants work. He provided the information regarding the IT upgrades.

Passed 5-0 on roll call vote.

Vice Mayor Brown moved to adjourn the Public Hearing; seconded by Commissioner Ringersen.

Passed 5-0 on roll call vote.

V. AGENDA ITEMS

A) CITY STRATEGIC PLAN - FY 2026

Economic Development Manager David Wisener introduced the item and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Williams stated that the retreat was well-organized and very productive.

Commissioner Williams moved to adopt the City Strategic Plan FY 2026; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

B) FY2026 PROPOSED COMPENSATION PLAN

Human Resources Director Tara Malone presented the FY2026 Proposed Compensation Plan.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Commissioner Ringersen moved to approve the proposed FY2026 Compensation Plan; seconded by Commissioner Williams.

Mayor Welch opened the floor for public comment.

Ms. Robbins asked about the job openings. She stated the Commissioners' salaries should be reviewed.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

Mayor Welch opened the floor for public comment.

Laurie Edvardsson requested that the Commission develop a noise ordinance. She explained that her neighbor played loud music for several hours over the weekend, and she highlighted the dangers associated with not being able to hear properly.

Phyllis Strickland expressed appreciation for the significant presence of the Alachua Police Department in her neighborhood.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager Valladares stated that he would speak with Ms. Edvardsson.

City Attorney Walker announced an ethics training that would take place in December.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Ringersen expressed her gratitude to Pastor Brown for the invocation. She requested that City Manager Valladares include the farmers' market on the agenda. She also announced that the Opioid Crisis Committee had launched a website to assist those affected by the crisis.

Commissioner Jacob Fletcher thanked the City staff for their efforts on the budget and specifically acknowledged Finance and Administrative Services Director Bonetti for having the necessary information available to answer citizens' questions. He appreciated the children's artwork and proposed that the City provide funding support for the farmers' market. Additionally, he commended City Manager Valladares for his performance in the promotional video for the free concert series contest. Commissioner Fletcher also requested an update on the livestreaming and asked for clarification regarding the contract with the City Attorney.

City Attorney Walker provided the requested clarification.

Vice Mayor Brown also thanked Pastor Brown for the invocation and expressed her appreciation for the children's art. She mentioned attending the ribbon-cutting ceremony at Firestone as well as the City of Alachua Chamber of Commerce meeting. Vice Mayor Brown noted Pastor Brown's participation in a seniors' outing to the flea market. She announced that the City of Alachua was currently ranked #14 in the concert series contest. She expressed her gratitude to citizens for their comments and thanked Mr. Folds for his attendance. She also commended Mayor Welch for his perseverance.

Mayor Welch concluded the meeting by thanking the City staff for their hard work.

ADJOURN

Commissioner Williams moved to adjourn; seconded by Commissioner Fletcher.

Passed by unanimous consent.

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

A) RFB 2025-05 STREET SWEEPING SERVICES

B) APPROVAL OF THE MINUTES FOR THE STRATEGIC PLANNING RETREAT: FISCAL YEARS 2015-2026.

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____
Walter Welch, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: February 9, 2026
SUBJECT: Approval of the January 26, 2026, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Approve the January 26, 2026, City Commission Meeting Minutes.

Summary

Approval of the January 26, 2026, City Commission Meeting Minutes.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.01.26.M.CCM

Regular City Commission Meeting Minutes
January 26, 2026 at 6:00 PM

Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

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

CITIZENS PRESENT: Connie Meyer, Soorya Lindberg, James Curington, Jessica McCrae, Bill Smith, Julie Smith, Jackson Youmas, Debra Havlik, Lisa Davis, Kristin Rubin, John Havlik, Tamara Robbins, Glen Anderson, Tom Hubbard, John E. Brown.
STAFF ATTENDING: Robert Bonetti, Jeanene Carrillo, Michael Carrillo, Daniel Chalker, Kenyata Curtis, Lisa Freeman, Jack Hansen, Lynn Hayes, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Donna Smith, Bryan Thomas, LeAnne Williams, Tyler Williams, David Wisener

City Commission 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.
In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

INVOCATION

Pastor John Brown, St. Paul AME Church

PLEDGE TO THE FLAG

Walter Welch, Mayor

Dayna Williams, Commissioner - Absent.

APPROVAL OF THE AGENDA

Commissioner Jennifer Ringersen moved to approve the agenda; seconded by Vice Mayor Shirley Green Brown.

Citizens Commented:
Soorya Lindberg
Tamara Robbins

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) 2026 ELECTION PROCLAMATION

LeAnne Williams, Deputy City Clerk, 2026 Election Proclamation – filed.

Commissioner Ringersen moved to approve the calling of the election, specifying open seats, length of terms, time, and place for the April 2026 City Commission Election by having City Attorney Kiersten Ballou read the proclamation; seconded by Vice Mayor Brown.

Citizens Commented:
Tamara Robbins
Soorya Lindberg
Jackson Youmas

Passed 4-0 by roll call.

B) CAREERSOURCE NORTH CENTRAL FLORIDA OVERVIEW

Jessica McCrae, CareerSource Representative, CareerSource North Central Florida Overview - Filed.

C) LIVE STREAMING OF CITY COMMISSION MEETINGS

Rodolfo Valladares, City Manager, Live Streaming of City Commission Meetings staff report – filed.

Commissioner Fletcher moved to accept the presentation; seconded by Vice Mayor Brown.

Citizens Commented:
Soorya Lindberg
Tamara Robbins
Julie Smith
John Havlik

Passed 4-0 by roll call

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

Kenyata Curtis
Soorya Lindberg
Glen Anderson
Tamara Robbins
John Havlik
Natron Curtis

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to 3 Minutes)

V. AGENDA ITEMS

A) DEED OF BARGAIN AND SALE WITHOUT WARRANTY (FROM THE UNIVERSITY OF FLORIDA FOUNDATION, INC. TO THE CITY OF ALACHUA FOR LIFT STATION #19)

Brent Lanier, Contracts Manager, Deed of Bargain and Sale Without Warranty (from the University of Florida Foundation, Inc. to the City of Alachua for Lift Station #19) staff report – filed.

Commissioner Fletcher moved to approve the acceptance and recording of the deed from the University of Florida Foundation, Inc., to the City of Alachua for the site of Lift Station #19 (tax parcel #05949-020-000); seconded by Commissioner Ringersen.

Citizens Commended:
Tamara Robbins

Passed 4-0 by roll call.

B) CITY MANAGER CONTRACT

Kiersten Ballou, Assistant City Attorney, City Manager Contract - filed.

Commissioner Fletcher moved to have the employment contract regarding the City Manager go through a workshop process. No second.

Mayor Welch announced that the motion died on the floor for lack of a second.

Vice Mayor Brown moved to approve the contract and authorize the Mayor to sign with the discussed corrections; seconded by Commissioner Ringersen.

Citizens Commented:
Tamara Robbins
Jim Currington
Kristin Rubin
Tom Hubbard
Bill Smith
Nathaniel Warner
Julie Smith
John Havlik
Debra Havlik
Jackson Youmas
Natron Curtis
Soorya Lindberg
Bryan Buescher

Passed by roll call 3-1, with Commissioner Fletcher dissenting.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

Bill Smith
Jim Curington
John Brown
Bryan Buescher

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Ringersen moved to adjourn the meeting; seconded by Commissioner Fletcher.

Passed by unanimous consent.

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

A) APPROVAL OF JANUARY 12, 2026 CITY COMMISSION MEETING MINUTES

ATTEST:

_____

Rodolfo Valladares, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____

Walter Welch, Mayor