



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: March 23, 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) IRBY ELEMENTARY ARTIST APPRECIATION**
- B) 2026 GREAT AMERICAN CLEANUP PROCLAMATION**
- C) HATHCOCK COMMUNITY CENTER - UPDATE**

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 26-06 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING; LEGISLATIVE HEARING).
- B)** ORDINANCE 26-07 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING; LEGISLATIVE HEARING).
- C)** ORDINANCE 26-04 | 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 (LEGISLATIVE HEARING, SECOND READING).
- D)** ORDINANCE 26-05 | 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 A SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING). THE PROPOSED AMENDMENT WOULD CHANGE THE ZONING DISTRICT OF A +/- 4.17- ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI). THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03042-052-007. EXISTING ZONING: AGRICULTURAL; PROPOSED ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING, SECOND READING).

V. AGENDA ITEMS

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

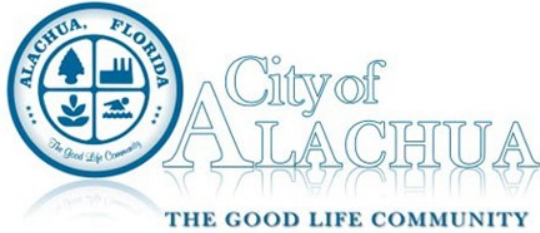
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CONSENT AGENDA

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 FEBRUARY 23, 2026, CITY COMMISSION MEETING MINUTES

B) APPROVAL OF THE MARCH 09, 2026, CITY COMMISSION MEETING MINUTES



Commission Agenda Item

MEETING DATE: March 23, 2026

SUBJECT: 2026 Great American Cleanup Proclamation

PREPARED BY: Rodolfo Valladares

RECOMMENDED ACTION:

City Attorney to read the proclamation.

Summary

The City of Alachua invites residents, businesses, and community organizations to help beautify our community by participating in the Great American Cleanup, scheduled for Saturday, May 2, 2026.

The Great American Cleanup is the nation's largest community improvement program, taking place in more than 20,000 communities each spring. The initiative focuses on reducing litter, improving recycling efforts, and enhancing the beauty of neighborhoods, parks, and public spaces. Volunteers play a vital role in helping keep the City of Alachua clean, safe, and beautiful.

During last year's cleanup event, volunteers completed several projects throughout the city, including:

- Towne Center beautification and flower bed planting
- Litter cleanup at Criswell Park and along Hipp Way
- Tire Roundup collection event
- Flower planting at the Alachua Police Department
- Pruning of Bradford Pear trees
- Litter cleanup at Mill Creek Wetland Park
- Cleaning and maintenance of City of Alachua entrance signs

Through these efforts, volunteers collected more than 14 bags of trash, planted over 200 flowers, and planted and pruned trees, helping improve the appearance and environmental health of our community.

This year's event will begin at 8:30 a.m. at Alachua City Hall, where volunteers will receive breakfast and cleanup supplies, including trash bags, safety vests, gloves, maps, and instructions. Cleanup activities will conclude by 12:00 p.m.

The City is currently accepting event sponsorships to help support this important community initiative. By partnering with the City of Alachua, sponsors demonstrate their commitment to community pride, environmental stewardship, and civic engagement.

Residents, businesses, and organizations are encouraged to join us in making a positive difference in our community.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

- 1. Great American Cleanup Proclamation - 2026
- 2. GAC Powerpoint 2026 - Commission Meeting

City of Alachua,



Florida

Office of Mayor *Walter Welch*

PROCLAMATION

WHEREAS, Keep Alachua County Beautiful annually coordinates the Great American Cleanup throughout Alachua County and in partnership with municipalities located within the county to clean and beautify our community; and

WHEREAS, the City Commission of the City of Alachua, Florida, recognizes the many benefits of participating in the Great American Cleanup and wishes to publicly recognize the event while encouraging community participation; and

NOW, THEREFORE, I, Walter Welch, Mayor of the City of Alachua, Florida, by virtue of the authority vested in me, do hereby proclaim May 2, 2026, as

GREAT AMERICAN CLEANUP DAY

in the City of Alachua and urges all citizens, businesses, and civic organizations to actively participate in this worthwhile event to clean up and beautify our City.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of March 2026

ATTEST:

Walter Welch, Mayor



Great American Cleanup 2026





ALACHUA
CITY HALL

ALACHUA
HERGOLD-LEE COMMUNITY
EST. 1903







CUTS
COLOR & PERMS
ALL ARE WELCOME

OPEN

KACB
VOLUNTEER



ALACHUA COUNTY
GREAT AMERICAN
CLEANUP
SPRING 2018

ALACHUA COUNTY
GREAT AMERICAN
CLEANUP
THANK YOU TO OUR SPONSORS:
NIVS, Ozb, Meigs, ...



Welcome To The

CITY OF
MACARTHUR

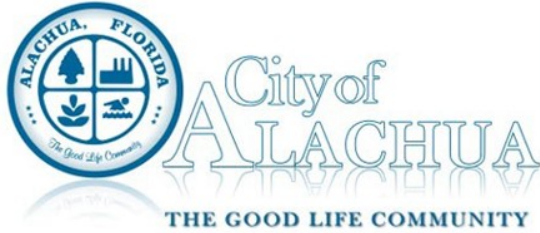
Est. 1905

The Good Life Community

Great American Cleanup 2026



May 2nd – City Hall starting at 8:30 am.



Commission Agenda Item

MEETING DATE: March 23, 2026

SUBJECT: Hathcock Community Center - Update

PREPARED BY: Rodolfo Valladares

RECOMMENDED ACTION:

Receive presentation.

Summary

The Hathcock Community Center serves as an important recreational and community gathering facility for residents of the City of Alachua. The City is currently advancing efforts related to the design of the future facility to ensure it meets the recreational, social, and community needs of residents. Staff will provide the City Commission with an update on the current status of the design process and ongoing planning efforts associated with the Hathcock Community Center.

This agenda item is intended to provide the City Commission with a general overview and progress update regarding the design of the Hathcock Community Center. Staff will highlight recent milestones achieved in the design process, outline current efforts underway, and discuss potential opportunities to enhance the facility's functionality and community impact.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of Life
Community Enhancement
Strengthen Community Service

ATTACHMENTS

1. Hathcock Commission Meeting 032326

CITY OF
ALACHUA

HATHCOCK COMMUNITY CENTER

CITY COMMISSION UPDATE

March 23, 2026



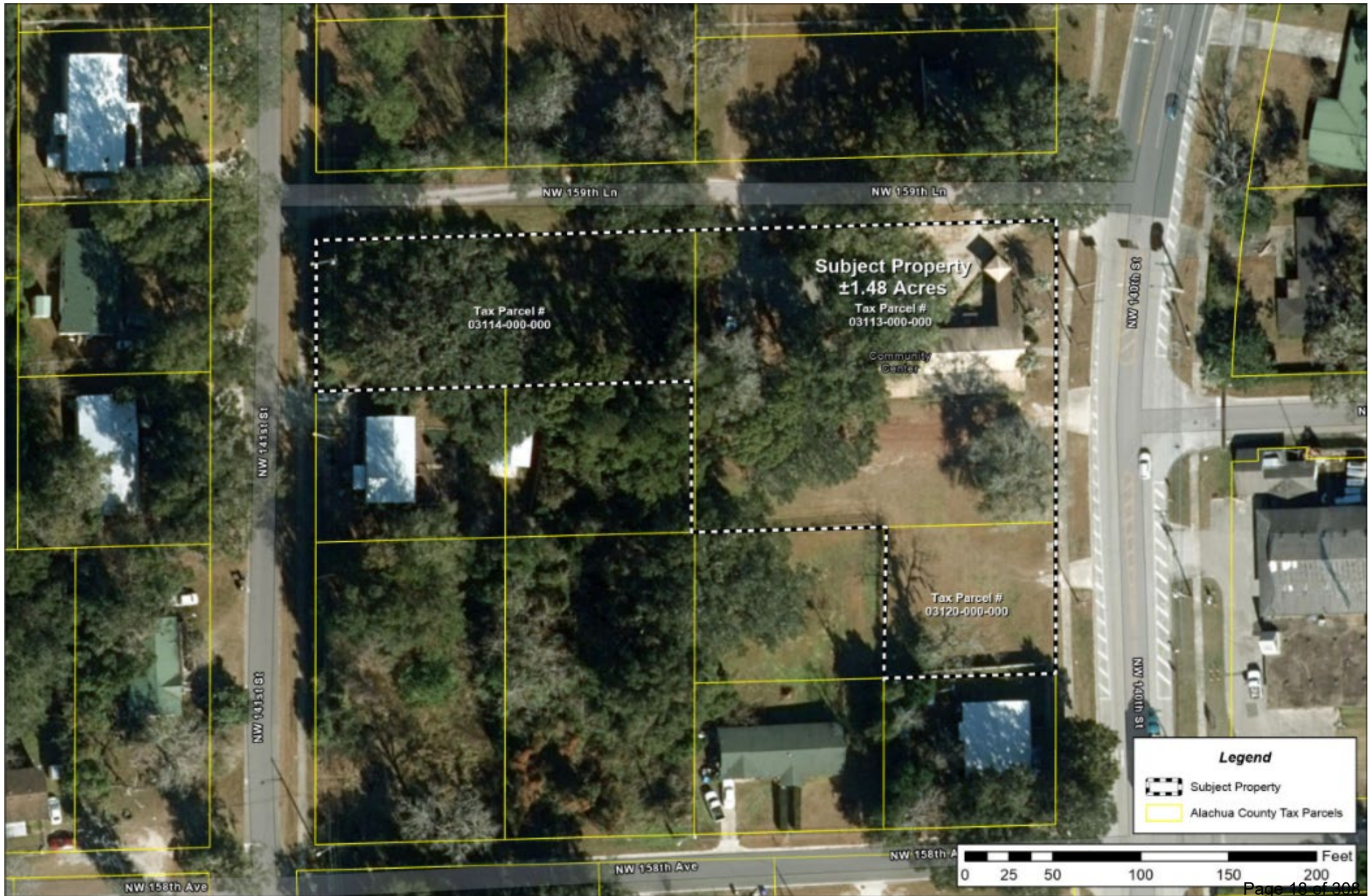
TALKING POINTS



1. Existing Site / Building
2. Engagement Summary
3. Where We Left Off
4. Additional Design Considerations
 - Floor Plan Layout / Updates
 - Vertical Concept
 - Exhibition Space
5. Project Schedule
6. Recommendations

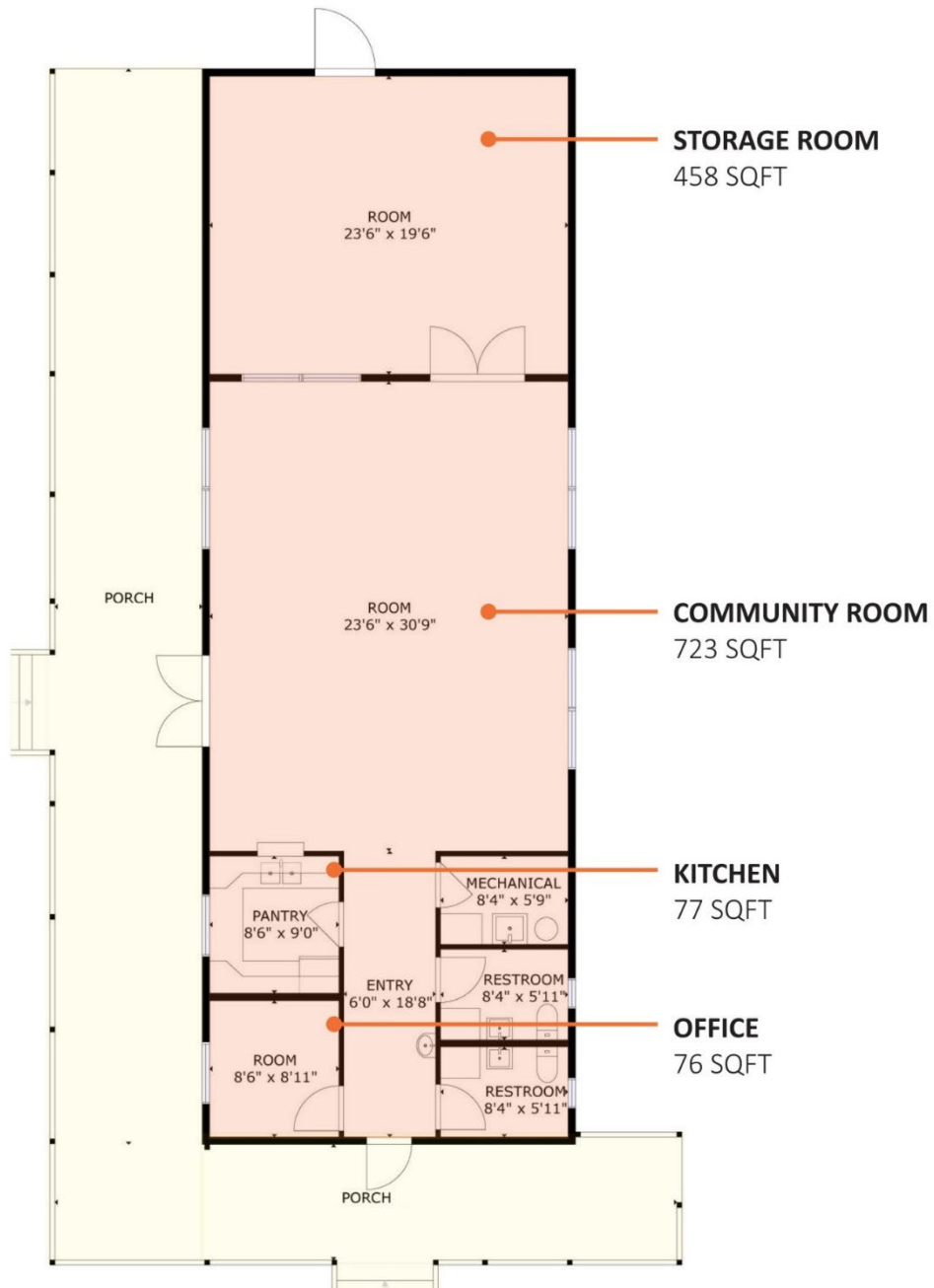
SITE LOCATION

1



EXISTING BUILDING

1



EXISTING HATHCOCK CENTER BUILDING

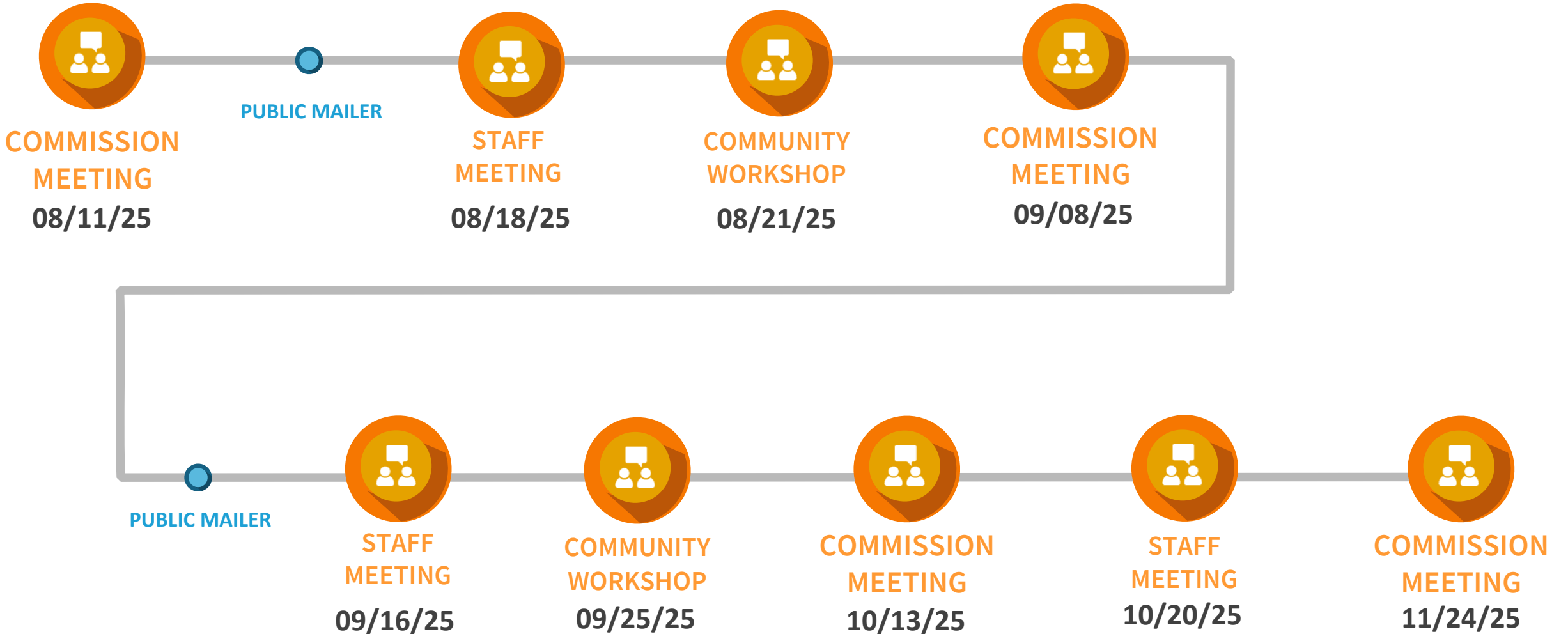


EXISTING COMMUNITY ROOM



EXISTING OUTDOOR PORCH

PROGRAM ASSESSMENT ACTIVITIES





PRELIMINARY MEETINGS FEEDBACK SUMMARY



PRELIMINARY STAFF MEETING FEEDBACK

● OPPORTUNITY FOR GROWTH

MLK Celebration is a growing event that has been moved to other venues in past due to large turn-out.

● MULTI-PURPOSE SPACES

Ability to easily accommodate **programs for all ages**.
Ample storage to allow center to be more self-sufficient.

● PARKING/ INFRASTRUCTURE

Current **lack of parking** is a limiting factor.
Current need to mitigate risks of existing infrastructure.

● POTENTIAL LAND USE CHANGE

Changing zoning to “Public” would allow for more flexibility.

● INCREASE EXISTING SIZE/CAPACITY

Currently center has a comfortable capacity of 30-40 people. Ideally would **accommodate 60-80 people**.

● KEEP CENTER AFFORDABLE & ACCESSIBLE

Currently rented out 75% of the year.

● ON-SITE OFFICES

Include office space for Governmental services; such as Career Resources and Property Appraiser.

● PRESERVE CULTURE & HERITAGE

Incorporate history and culture into design.



SEPTEMBER 16 STAFF MEETING FEEDBACK SUMMARY



SEPTEMBER 16 STAFF MEETING FEEDBACK

Must Haves in New Facility

- Large multi-purpose room
- Accessibility & Inclusion
- Storage (outside accessible)
- Thoughtful building system considerations (power & HVAC)

Could Haves in New Facility

- Indoor/Outdoor flow
- Large Warming Kitchen
- Event ready Infrastructure
- Wrap-around Porch



COMMUNITY WORKSHOP FEEDBACK

Hal Brady Rec Center
Community Center Revitalization Project
Community Workshop

August 21, 2025

PARTICIPATION



PHOTOS FROM 08/21 WORKSHOP

- Hal Brady Recreation Center chosen as venue to comfortably accommodate a greater number of participants.
- Residents expressed interest in attending the workshop via phone, email, and QR code/website.
- The workshop was well attended by City of Alachua citizens and users of the Hathcock Community Center.



INDOOR SPACE



OUTDOOR SPACES



ACCESS



YOUTH + SENIOR
PROGRAMS



EXAMPLE
COMMUNITY CENTERS



GENERAL FEEDBACK



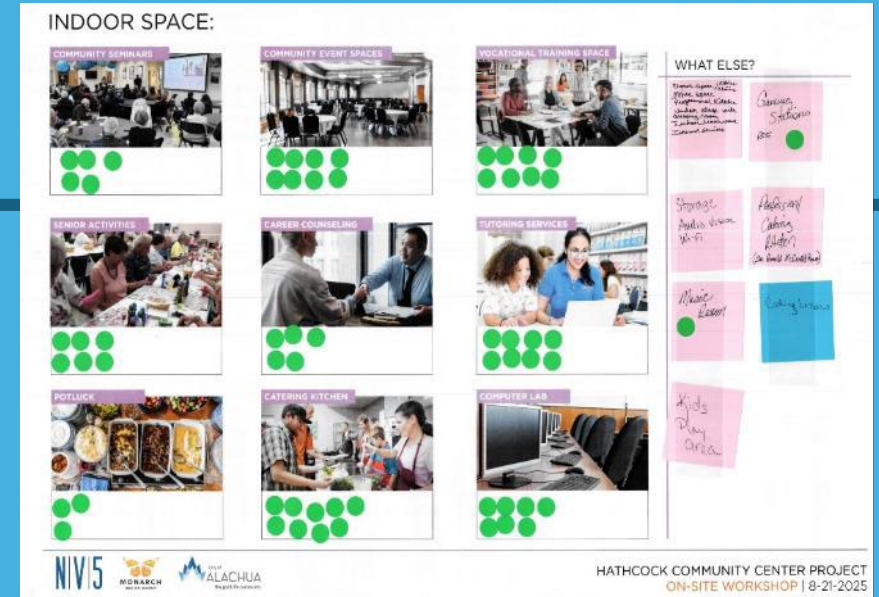
EXISTING SITE FEEDBACK

AREA PROGRAMS STATIONS

- Images were selected to embody how residents currently use the site and how residents want to use the site in the future.
- Participants placed **green** and **red** DOTs on images based on their experience and personal preference.

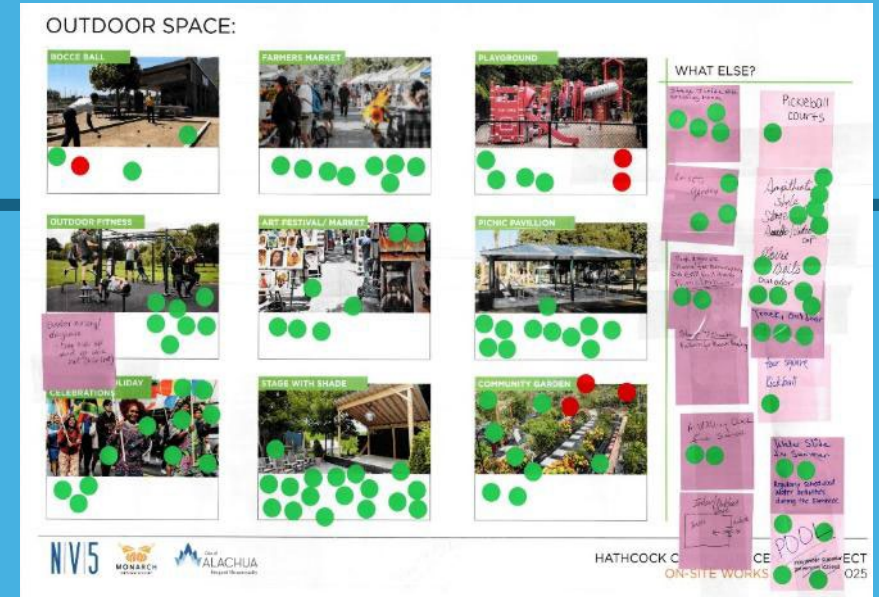
INDOOR SPACE

- Desire for multipurpose rooms to serve a variety of uses.
- Emphasis on inclusive programming for all ages.
- Strong interest in space for vocational training, tutoring/mentorship, and wellness services.
- Suggestions for hurricane shelter capabilities/ resource distribution and certification-based training.



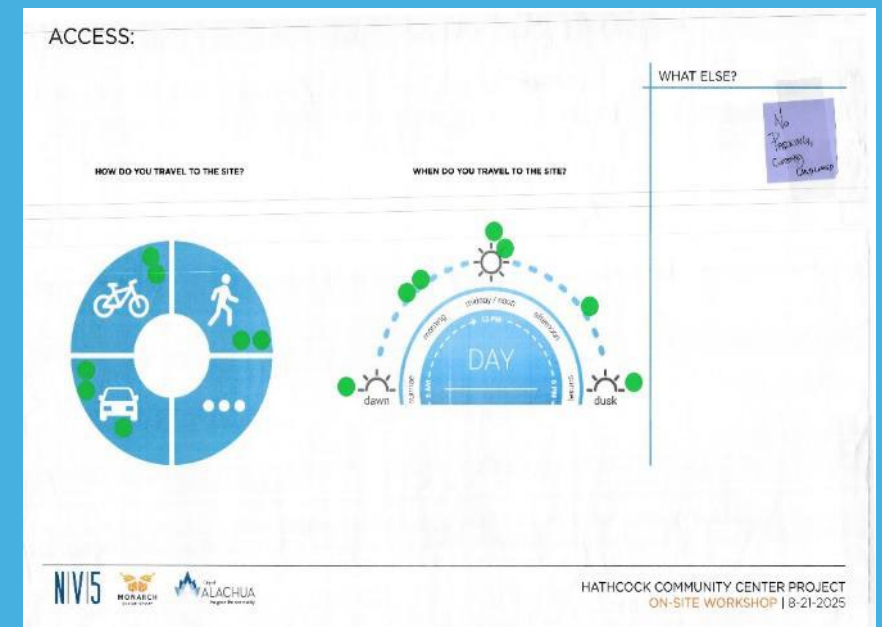
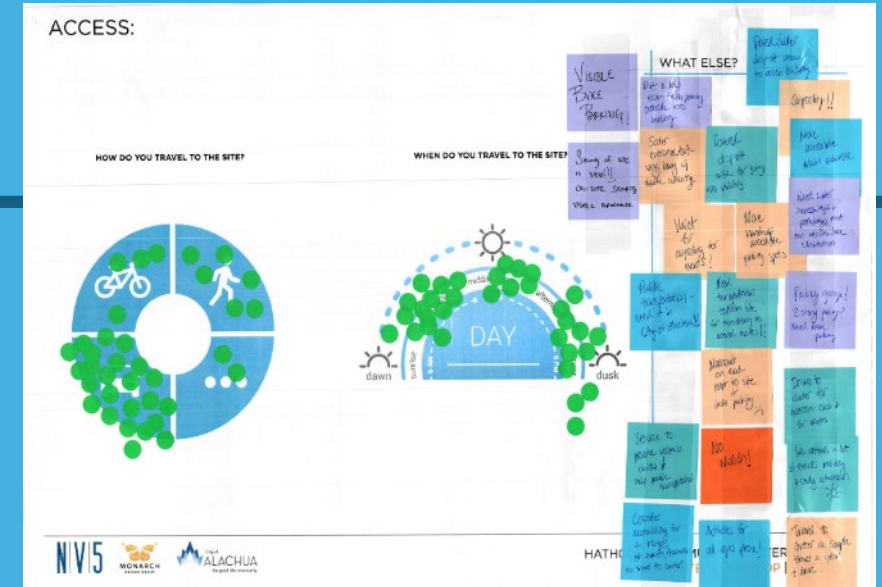
OUTDOOR SPACE

- Strong interest in shaded performance areas and amphitheater-style arrangement for community events and gatherings.
- Interest in rental space for community to use.
- Desire for outdoor fitness, such as kickball, four square, and pickleball, as well as art festivals and crafts markets.
- Interest in drop-off daycare to support parent participation in activities.
- Suggestions for seasonal programming in outdoor space.



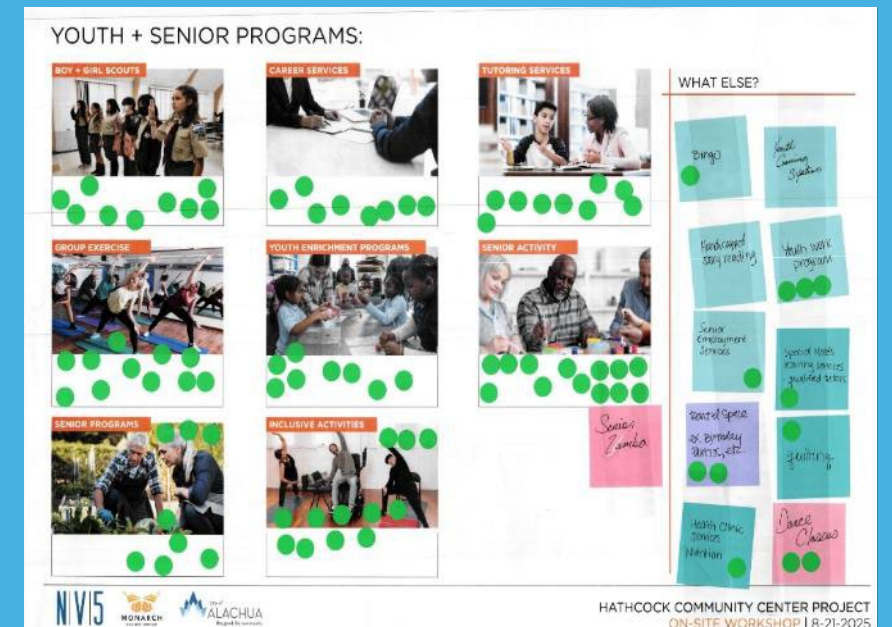
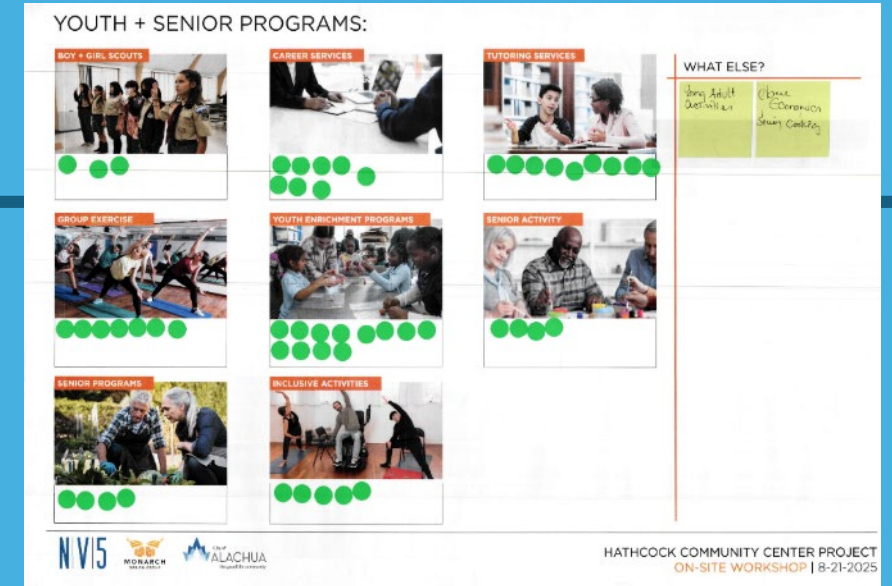
ACCESS

- Concerns about limited parking.
- Emphasis on improved accessibility to accommodate wheelchairs, such as wider accessways, pathways, and paved or compacted surfaces.
- Suggestions for shuttle services to bring residents to the center and transportation for wellness checks, and visible bike parking.
- Interest in safety features, such as surveillance and/or security, in parking.



YOUTH + SENIOR PROGRAMS

- Strong interest in inter-generational and inclusive programming.
- Support for planned activities, such as Wednesday bingo, craft days, and exercise classes.
- Emphasis on wellness/enrichment, employment, and health services.
- Desire for rental spaces for community celebrations and group gatherings.
- Requests for specialized learning support and youth employment opportunities.



EXAMPLE COMMUNITY CENTERS

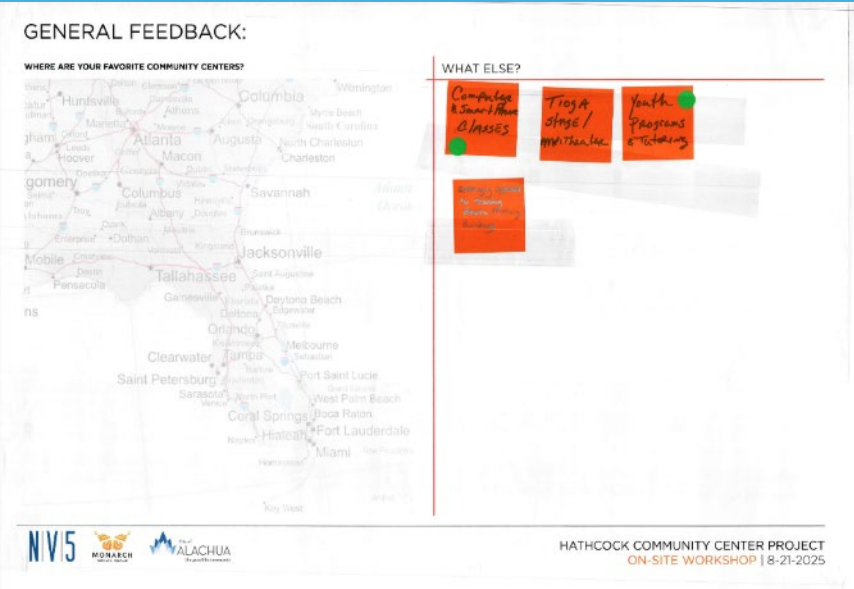
- Appreciation for flexible indoor spaces and larger kitchens.
- Desire for enhanced landscaping and outdoor space.
- Requests for more parking, upgraded bathrooms, signage, and shuttle/transportation access.
- Strong interest in youth-focused programming and indoor exercise space.
- Suggestions for learning spaces and motivational rooms.



PREFERENCE BOARD FROM 08/21 WORKSHOP

GENERAL FEEDBACK

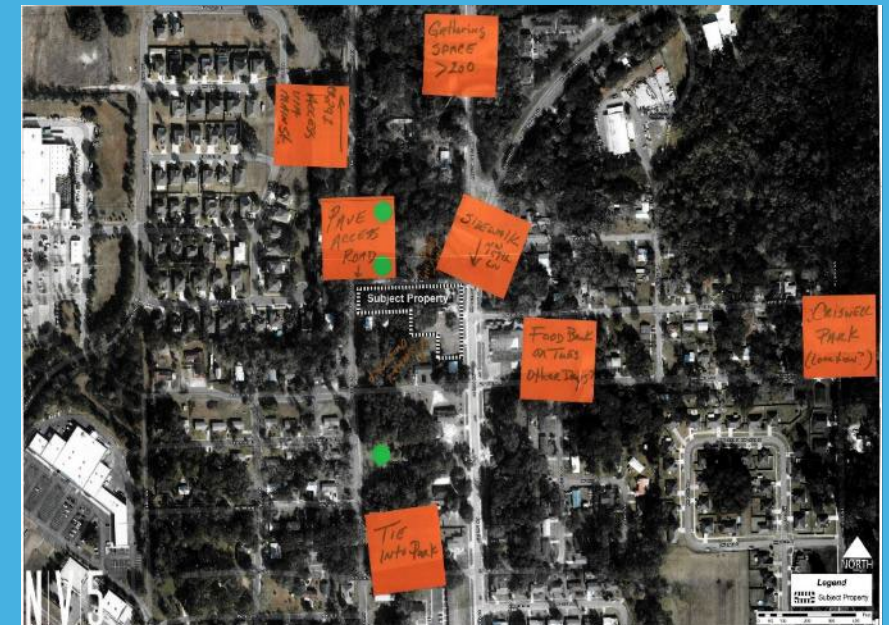
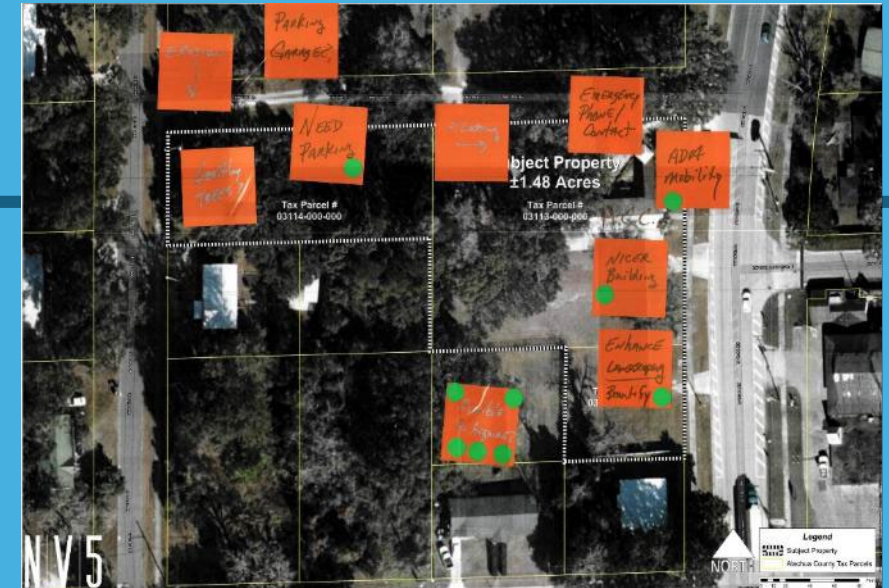
- Community members value what the Center offers and want enhancements.
- Emphasis on educational and cultural programming.
- Request for dedicated outdoor performance space.



PREFERENCE BOARD FROM 08/21 WORKSHOP

SITE / CONTEXT AREA CONSIDERATIONS

- Concerns about flooding and erosion and impacts to site access.
- Requests for more parking and ADA-compliant pathways.
- Requests for improved landscaping and emergency infrastructure.
- Appreciation for healthy trees on the site.
- Interest in acquiring additional land surrounding site.



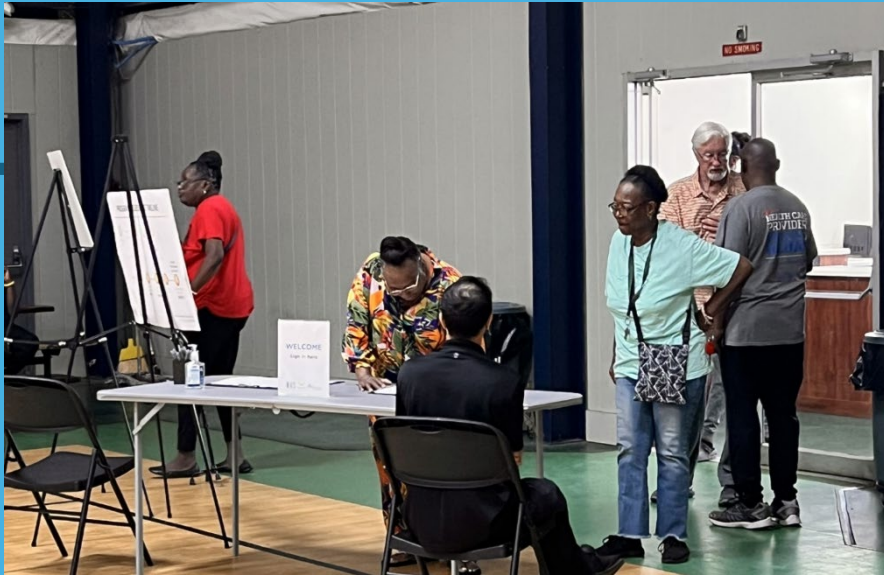


COMMUNITY WORKSHOP FEEDBACK

Hal Brady Rec Center
Community Center Revitalization Project
Community Workshop

September 25, 2025

PARTICIPATION



PHOTOS FROM 09/25 WORKSHOP

- Hal Brady Recreation Center chosen as venue to comfortably accommodate a greater number of participants.
- Residents expressed interest in attending the workshop via the QR code/website.
- The workshop was well attended by City of Alachua citizens and users of the Hathcock Community Center.

CONCEPTUAL SITE PLAN OPTIONS

Preferred Vehicle Access

Feedback for all options showed a general preference for vehicle access from NW 159th Lane to improve safety and traffic flow.

Pedestrian Safety and Circulation

Participants emphasized safe pedestrian crosswalks and circulation between building and gathering spaces throughout the site.

Option A:

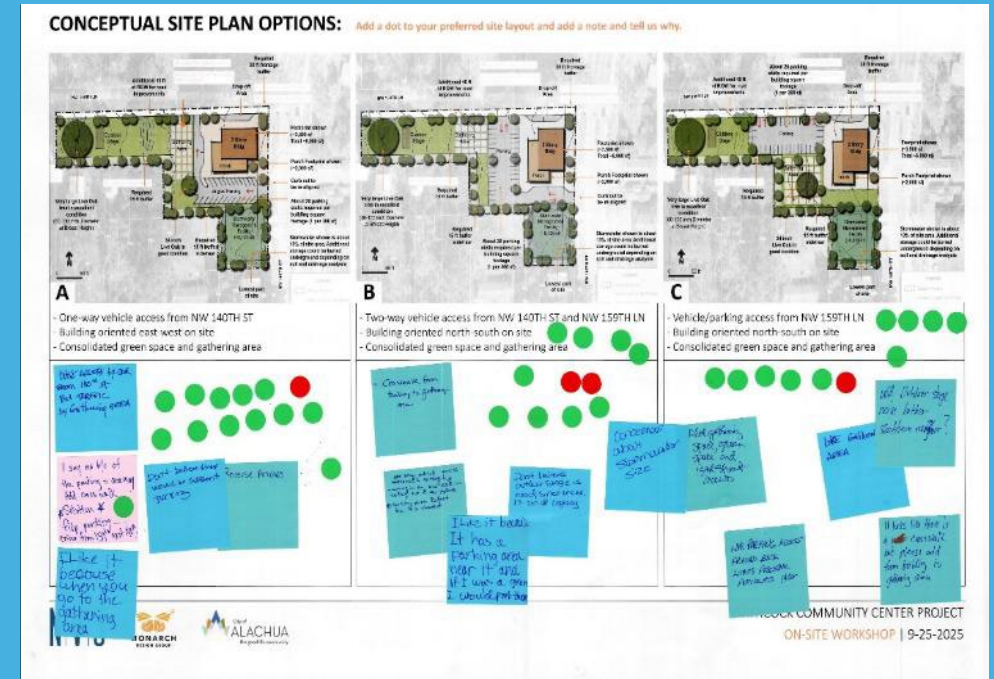
Favored for access from NW 140th Street and open gathering area but critiqued for proposed direction of one-way traffic circulation.

Option B:

Liked for shaded parking and building proximity to parking but critiqued for distance between building and open gathering area.

Option C:

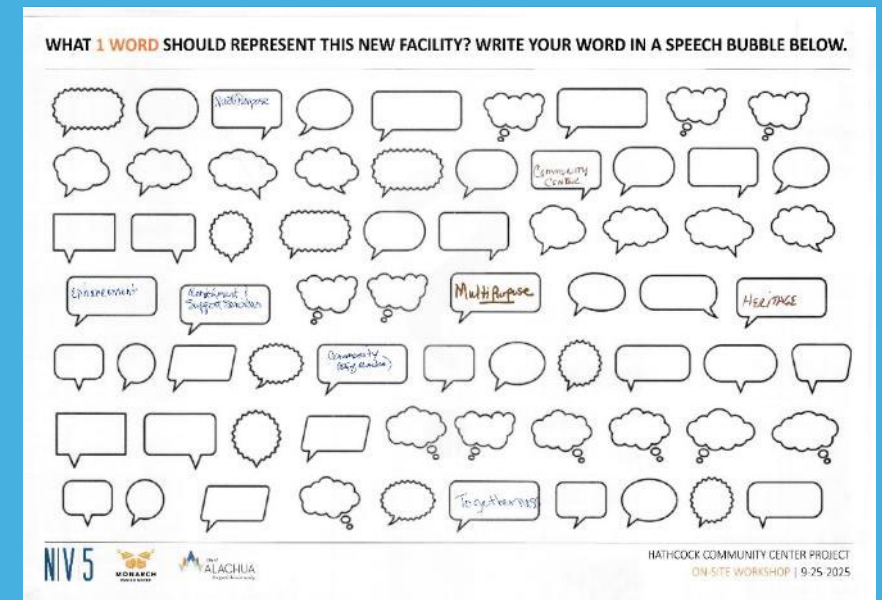
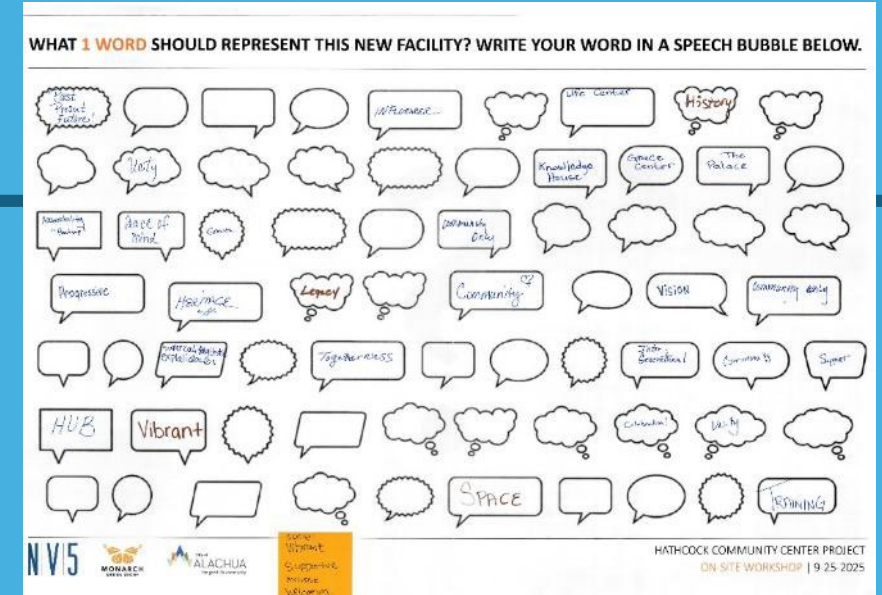
Preferred for dedicated outdoor gathering area and parking access from NW 159th Lane but concerns about two-way traffic access.



PREFERENCE BOARD FROM 09/25 WORKSHOP

1 WORD FOR NEW FACILITY

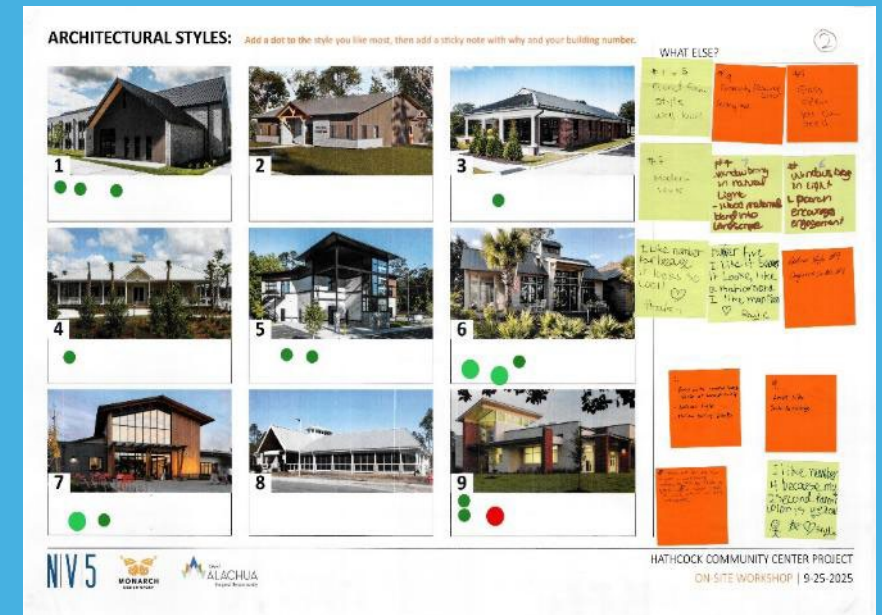
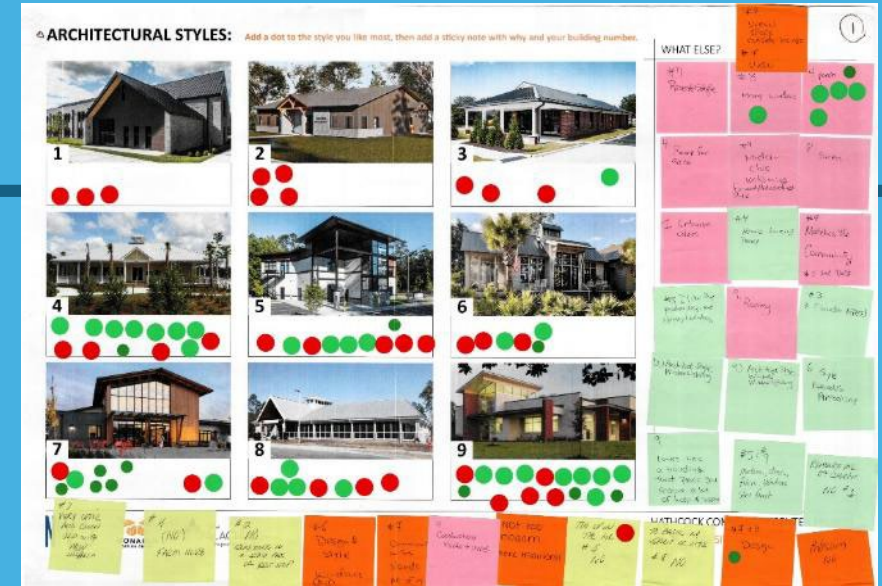
- Strong emphasis on **community, heritage, unity, and support.**
- Aspirational terms like **growth, progressive, vibrant, and vision.**
- Desire for **inter-generational and inclusive spaces.**
- Focus on **enrichment, training, and accessibility.**



PREFERENCE BOARDS FROM 09/25 WORKSHOP

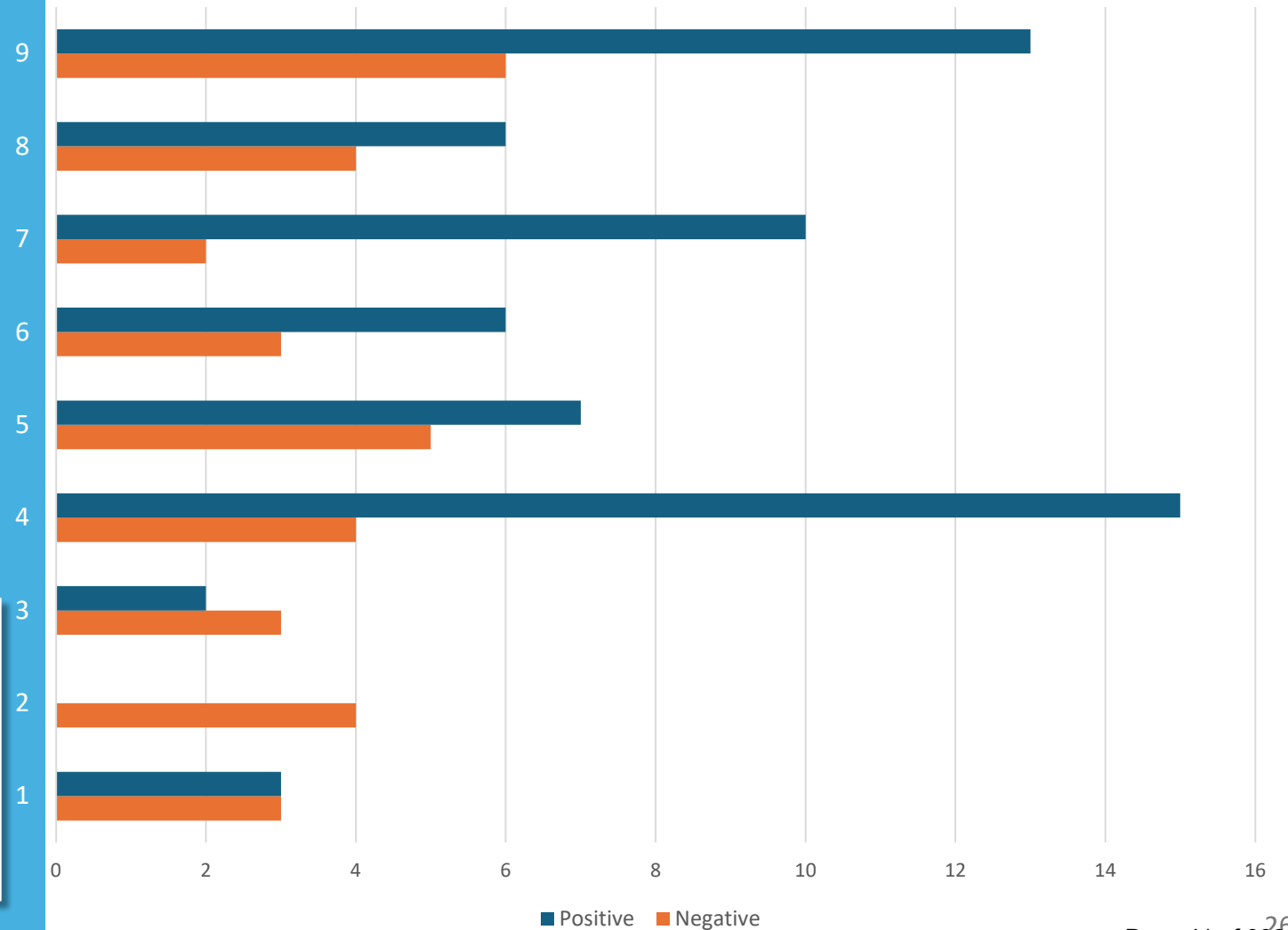
ARCHITECTURAL STYLES

- Favor **community-focused** and **inviting** designs.
- Appreciation for **natural light** and **visibility**.
- Emphasis on **porch, ramp access, and welcoming style** to match community.
- Desire to incorporate style elements **characteristic of North Central Florida**.
- Avoid overly modern or institutional styles.



TOP RATED IMAGES

ARCHITECTURAL STYLES PREFERENCE RANKINGS



GREENSPACE / LANDSCAPING STYLES

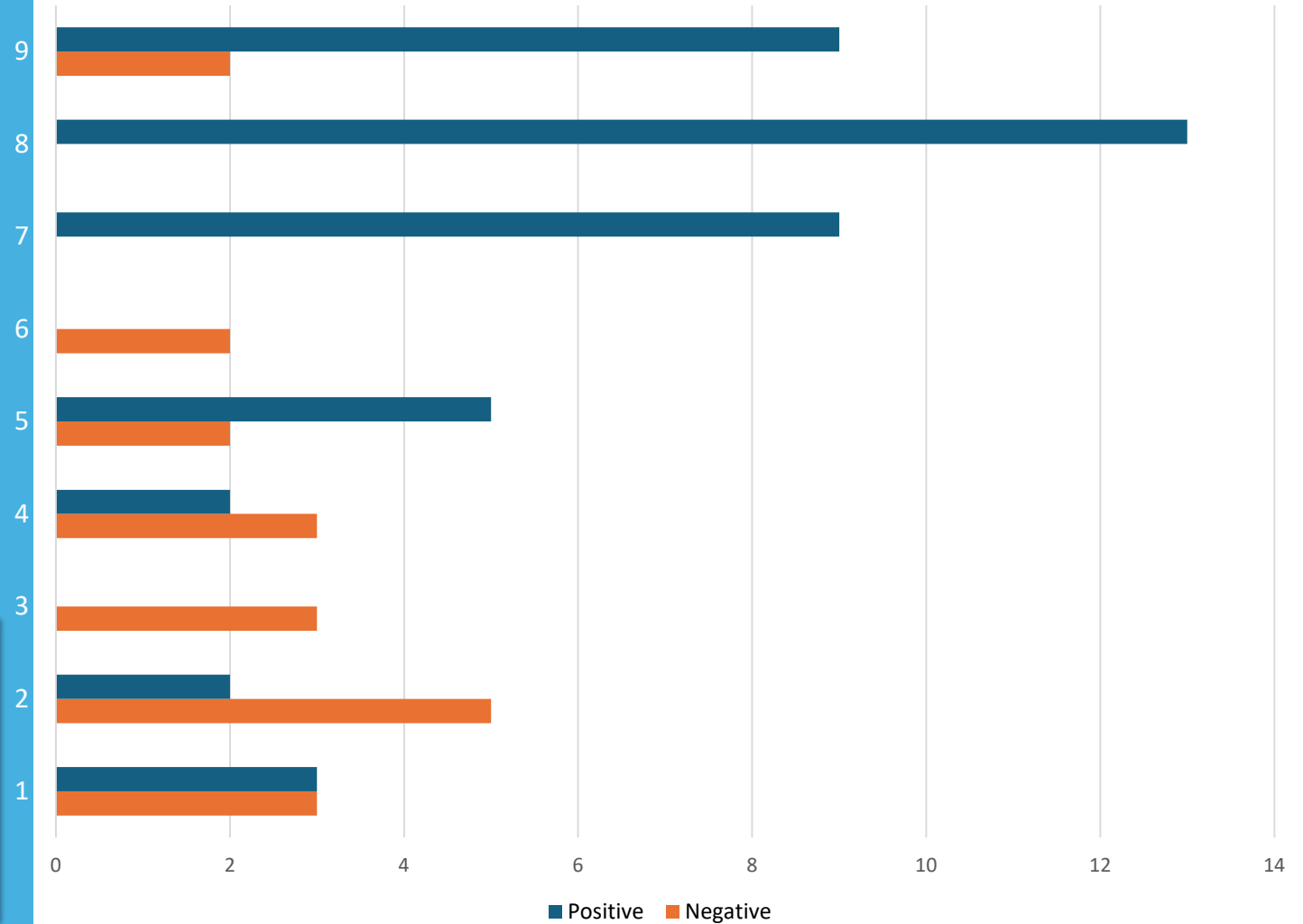
- Strong desire for **open views** across green/landscaped areas.
- Preference for **tidy landscaping** and vertical space visible from building porch.
- Focus on **sidewalks, foliage, access, visibility,** and **calming views.**
- Reflects **local flora** that can be maintained.



PREFERENCE BOARD FROM 09/25 WORKSHOP

TOP RATED IMAGES

GREENSCAPE / LANDSCAPING PREFERENCE RANKINGS



ENGAGEMENT FEEDBACK SUMMARY

- **Strong demand** for flexible, multi-purpose indoor spaces that support **inclusive programming**, and **community services**.
- **Outdoor spaces are a priority**, with interest in improving porch utilization, storage access and space for seasonal programming.
- Current access and mobility concerns include **parking limitations** and **ease of access**.
- **Broad desire to increase existing size of community center** to accommodate more users and increase programmed events/activities.

SPACE PROGRAM

3

CITY OF ALACHUA HATHCOCK COMMUNITY CENTER Projected Staff and Space Requirements Summary

Space/Component	2025 Program			
	Unit/Area Std.	Occupancy Count	No. of Spaces	NSF
1.1 COMMUNITY SPACE	20	60	1	1,200
1.1.1 Multi-Purpose Room			1	200
1.1.2 Program Storage	200		1	
1.1.3 Indoor Stage	250		1	
1.1.4 Warming Kitchen	400		3	
1.1.5 Multi-Purpose Support	50		1	
1.1.6 Heritage/History Space	180		12	
Subtotal Potential Occupancy and NSF		20%	78	2,280
Grossing Factor				456
Subtotal DGSF				2,736

CITY OF ALACHUA HATHCOCK COMMUNITY CENTER Projected Staff and Space Requirements Summary

Space/Component	2025 Program				Comments
	Unit/Area Std.	Occupancy Count	No. of Spaces	NSF	
1.2 OFFICES / ADMINISTRATION					
1.2.1 Private Office	120	3	3		
1.2.2 Small Conference	200	4	1	360	Individual offices (1) office chair, (1) side chair, (2) bookshelves, (1) office desk. Secure access to be provided for Admin spaces.
1.2.3 Storage	20	2	1	200	Dedicated conference, (1) 4 foot table, (4) chairs, 50" tv,
Subtotal Potential Occupancy and NSF		9		580	
Grossing Factor				116	Office Supplies
Subtotal DGSF	20%			696	

Space/Component	2025 Program				Comments
	Unit/Area Std.	Occupancy Count	No. of Spaces	NSF	
1.3 SUPPORT					
1.3.1 IT/Server Room	55	-	1	55	3' clearance in front & 2-3' on the sides of rack
1.3.2 Janitor	20	-	1	20	Mopsink, shelving. Can be combined with facilities storage
1.3.3 HVAC	80	-	1	80	Mech. Equipment, can be combined with Electrical
1.3.4 Electrical	80	-	1	80	Elec. Equipment, can be combined with Mechanical
1.3.5 Exterior Covered Entry	150	10	1	150	Covered drop-off
1.3.6 Lobby	100	10	1	100	Includes reception area, minimal seating/waiting area. Entry and display.
1.3.7 Public ADA Restrooms	64	-	4	256	ADA accessible restroom
1.3.8 Storage	240			240	Facilities storage, separate from public storage. Exterior Access
Subtotal Potential Occupancy and NSF		20		981	
Grossing Factor	20%			196	
Subtotal DGSF				1,177	

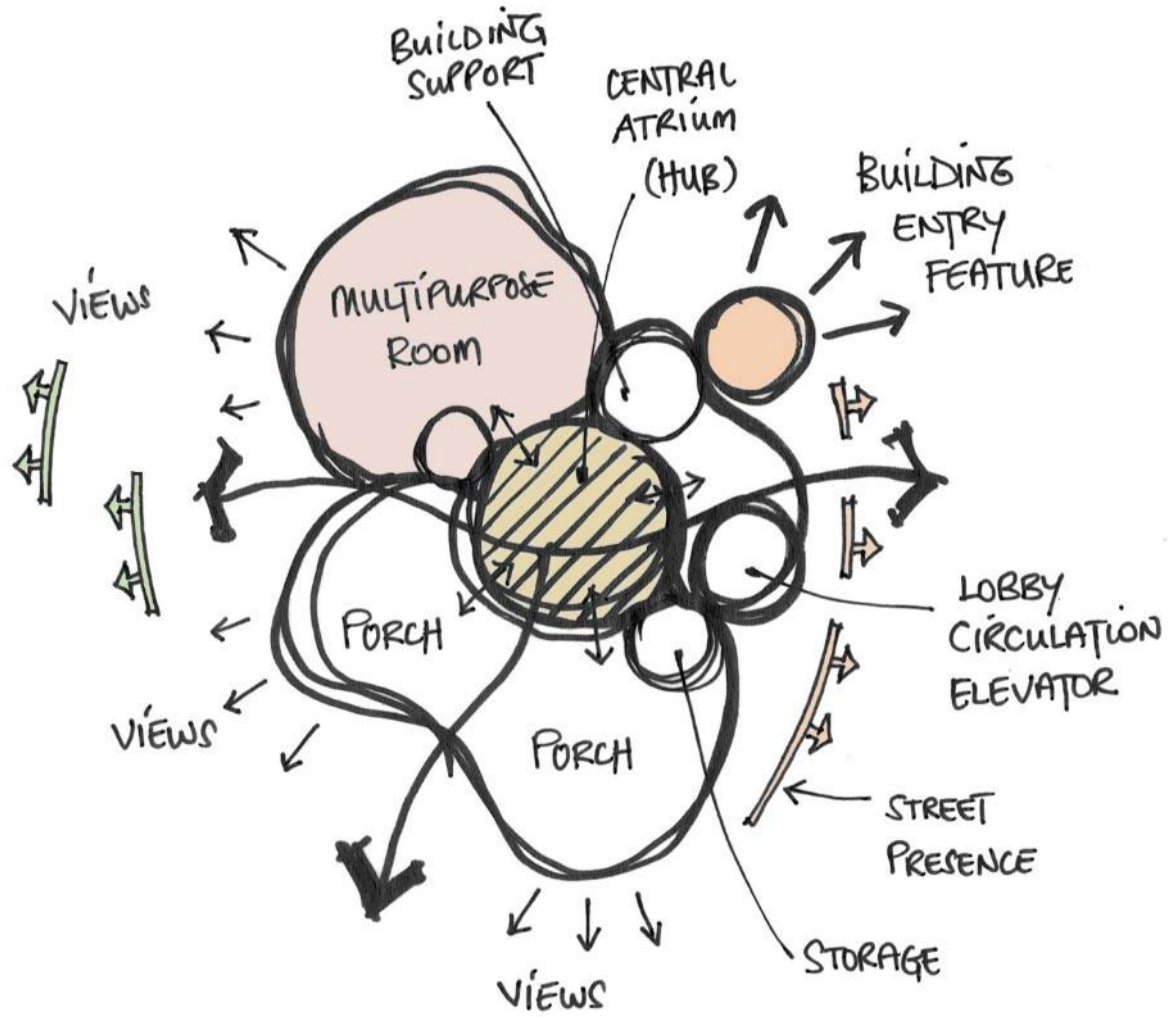
SPACE PROGRAM SUMMARY

3

Space Program Summary				
Dept. Code	Department	Occupancy Count	Total NSF	Total DGSF
1.0	Hathcock Community Center			
1.1	Community Spaces	78	2,280	2,736
1.2	Offices /Administration	9	580	696
1.3	Building Support	20	981	1,177
1.4	Exterior - Special Construction	-	2,450	2,940
1.5	Exterior - Support/Parking	-	5,024	6,029
Grand Totals				
	Combined Total Vertical	107	3,841	4,609
	Grossing Factor			1.25
	Total Square Footage (Vertical Construction)			5,762
	Combined Total Special Construction NSF			2,940
	Grossing Factor			1.25
	Total Gross Square Footage (Special Construction)			3,675

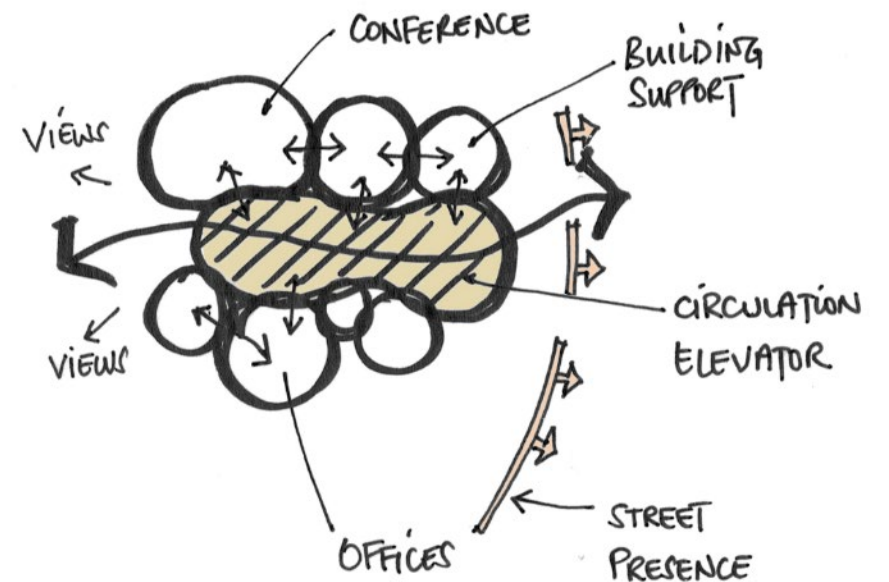
MASSING DIAGRAM

3



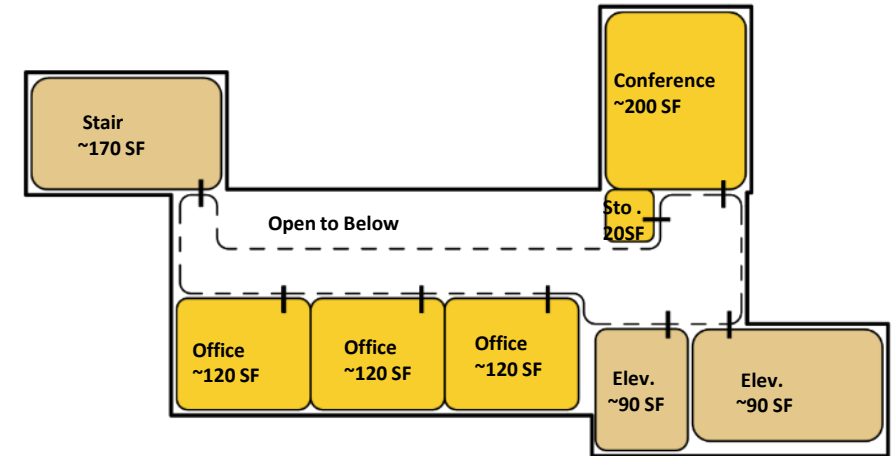
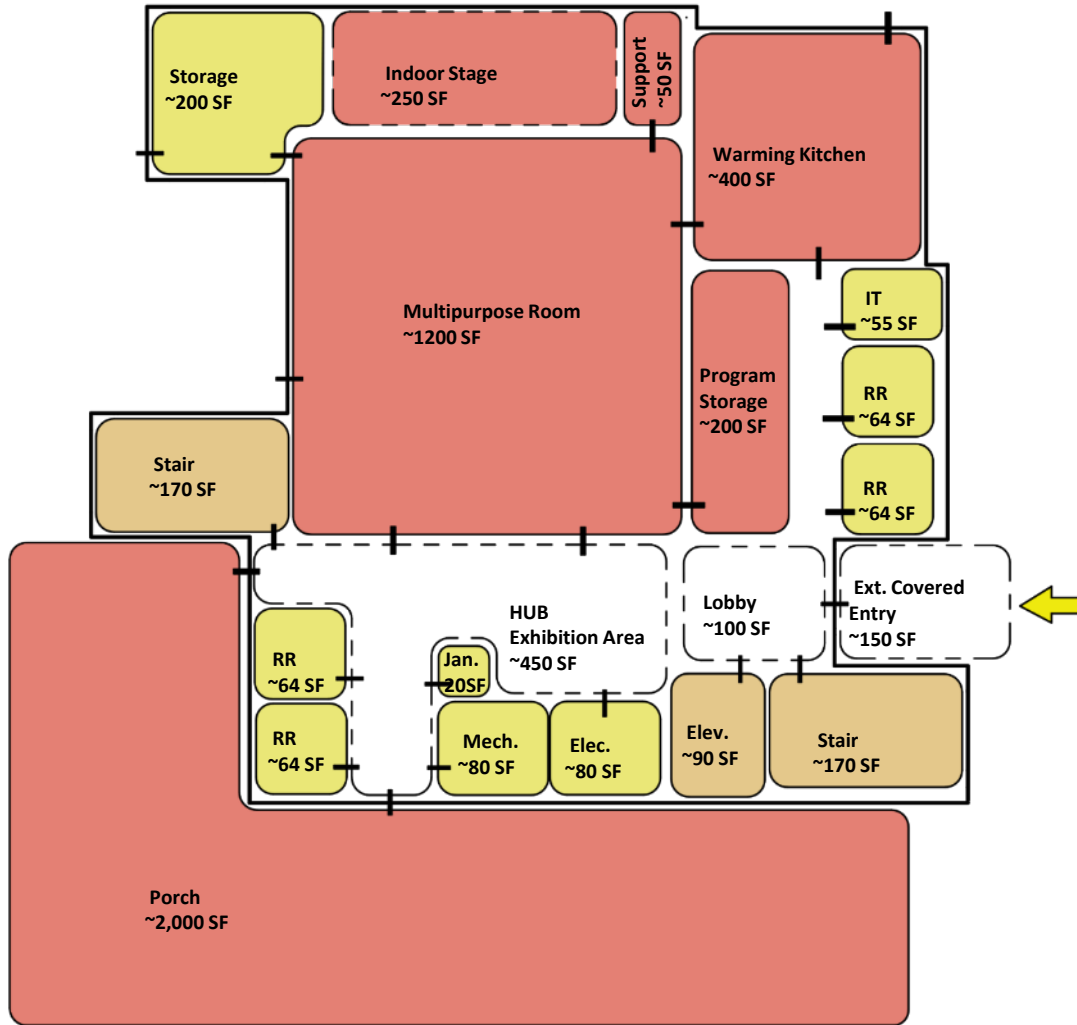
First Floor

Second Floor

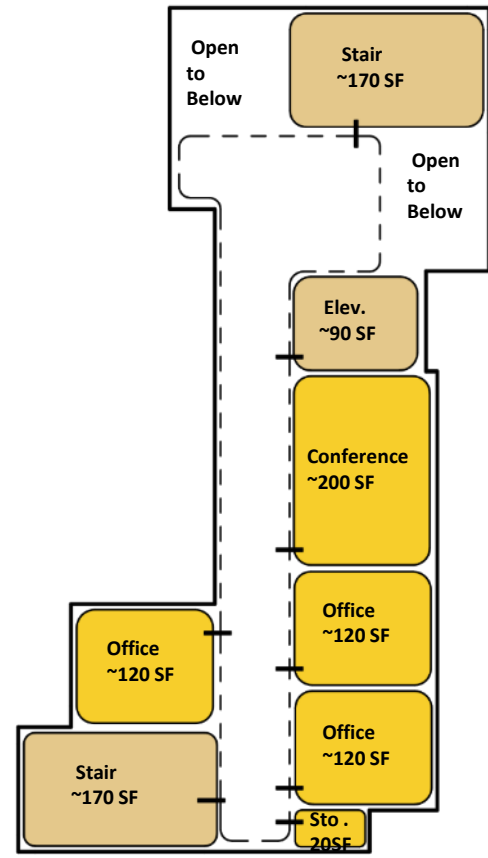
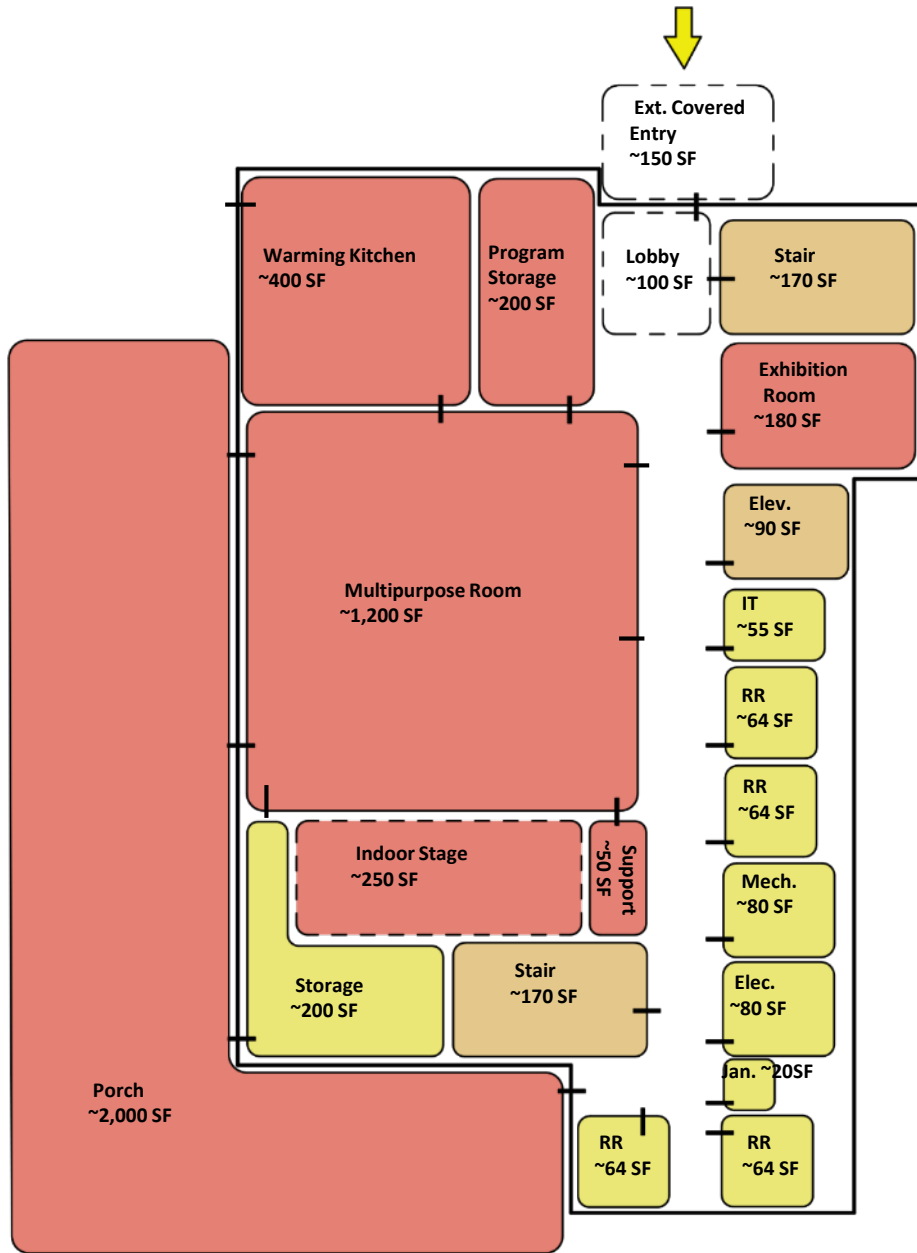


OPTION A

6000 SF (4400 SF FOOTPRINT)



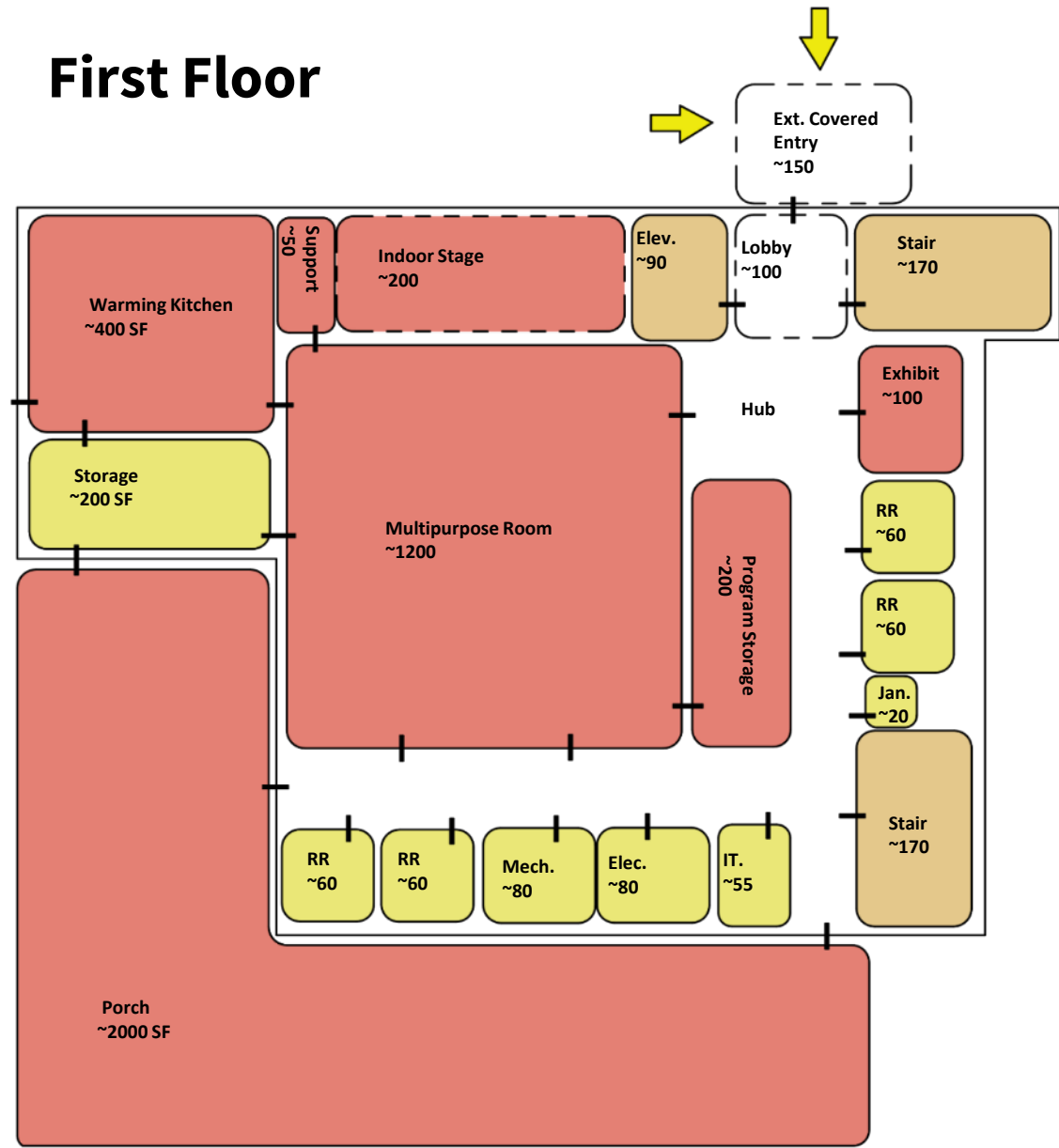
OPTION B 6500 SF (4700 SF FOOTPRINT)



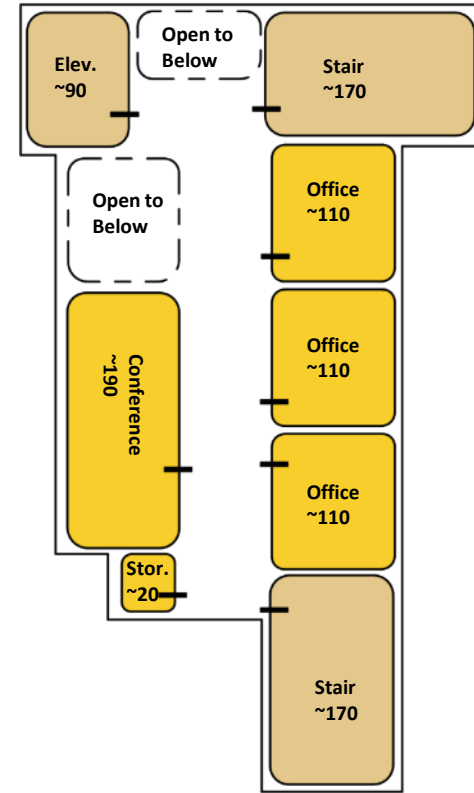
MASSING DIAGRAM

3

First Floor

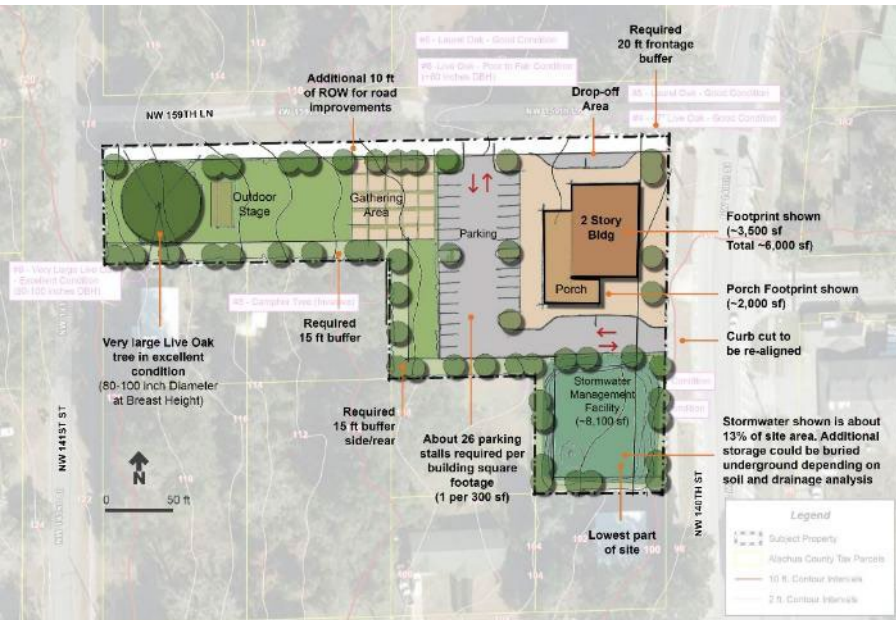
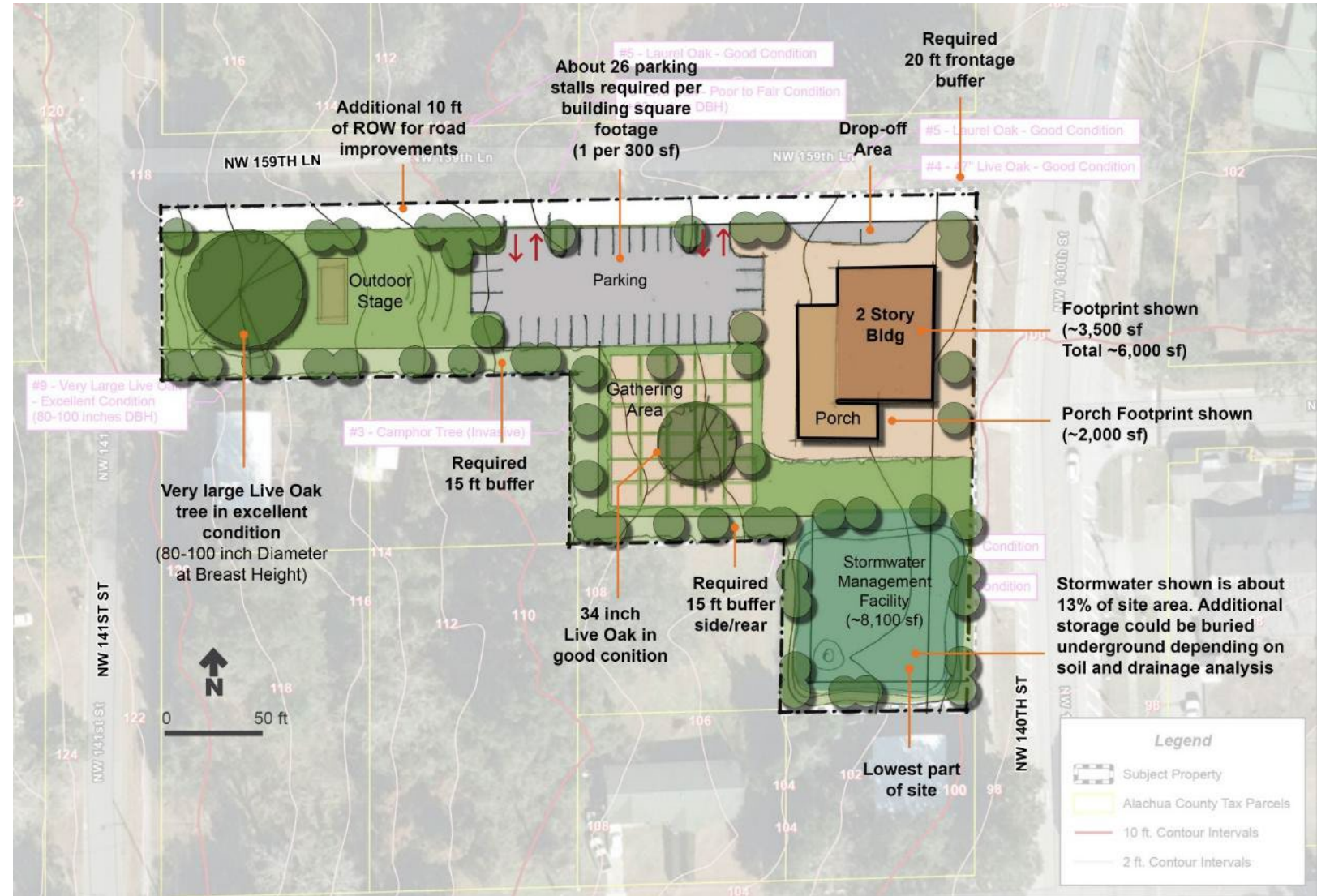
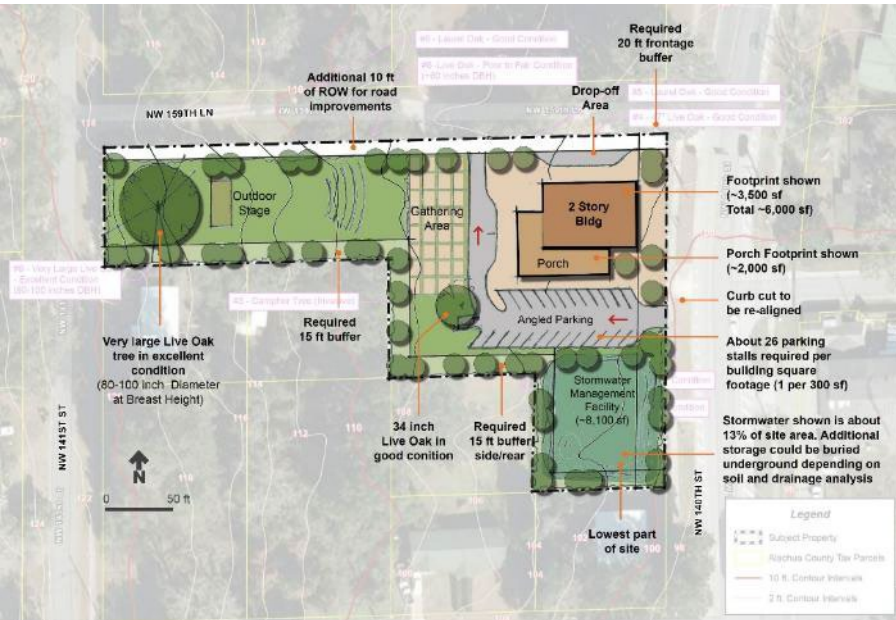


Second Floor



- ➔ Main Entry
- Room Access
- ▭ Enclosed Space
- ▭ Open Space
- ▭ Community Space
- ▭ Building Support
- ▭ Vertical Circulation
- ▭ Offices

SITE LAYOUT CONCEPTS

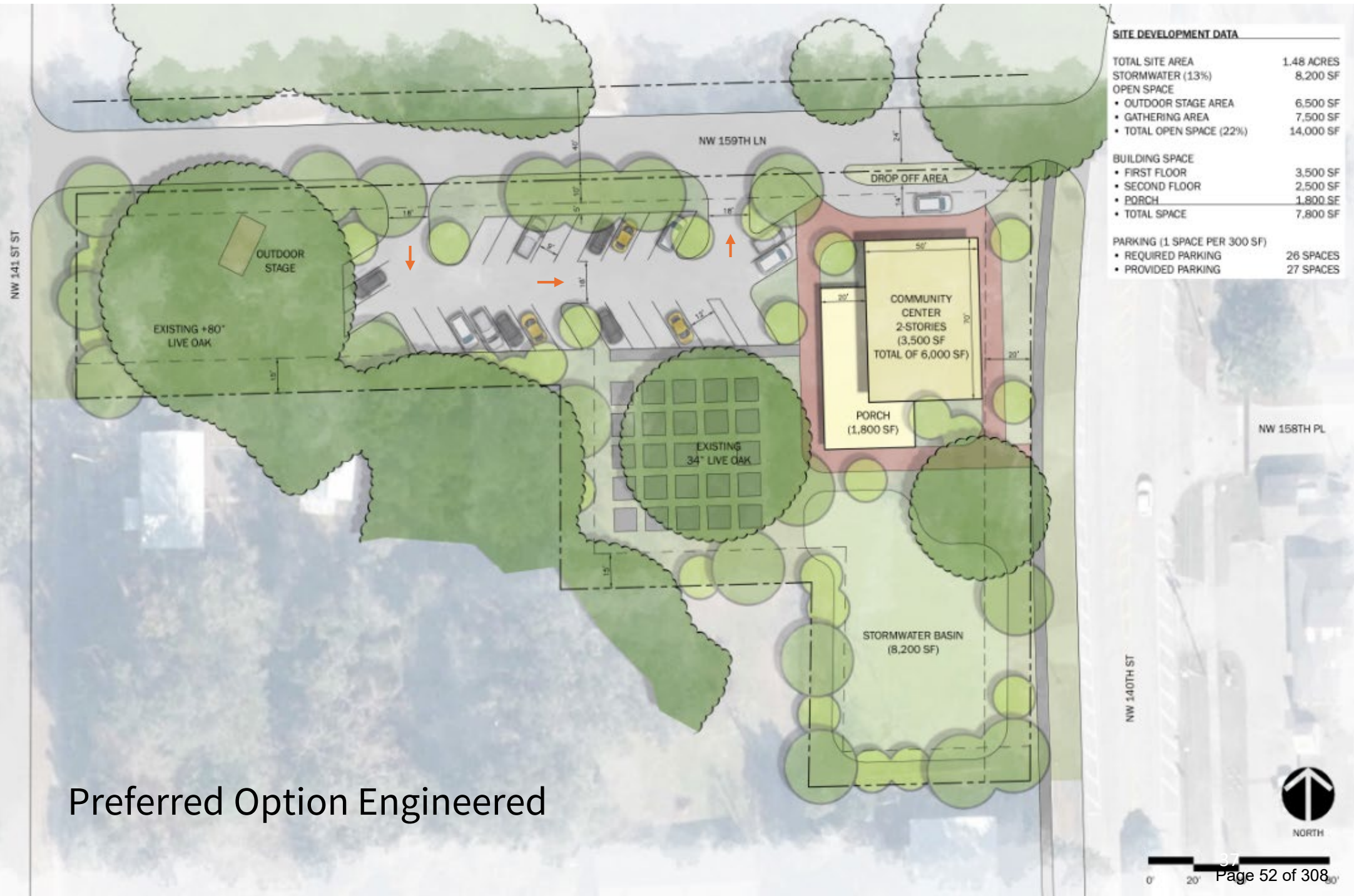


Preferred Option

CONCEPTUAL SITE PLAN

2

Preferred Option Engineered



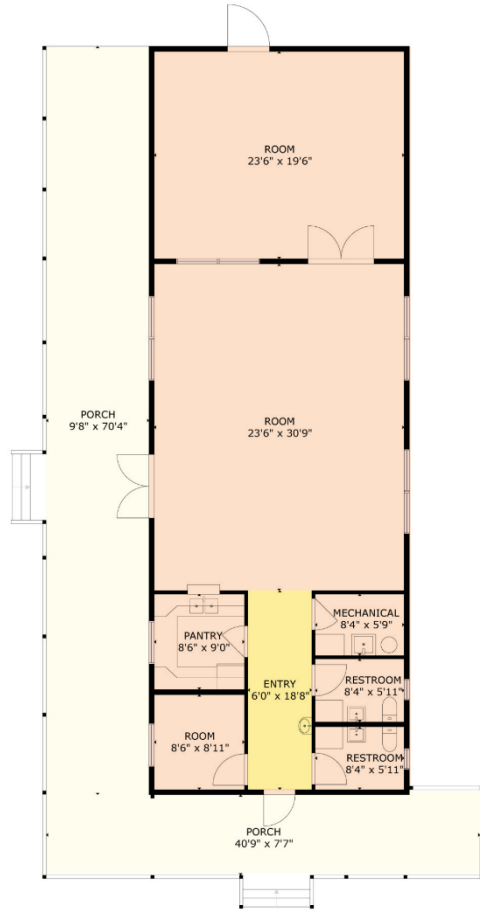
PREFERRED ARCHITECTURAL STYLES



4

ADDITIONAL DESIGN CONSIDERATIONS

	EXISTING	PROPOSED
COMMUNITY ROOM	723 SF	1353 SF
KITCHEN	77 SF	346 SF
PORCH	800 SF	1111 SF
ADMIN/OFFICES/CONF	76 SF	534 SF
RESTROOMS	50 SF (X2)	73 SF (X2) 60 SF (X1)
BUILDING SUPPORT	620 SF	1165 SF
PRE-FUNCTION/ MULTI-PURPOSE	-	281 SF
EXHIBIT SPACE	-	217 SF
LOBBY	-	416 SF



EXISTING BUILDING
~2,400 SF

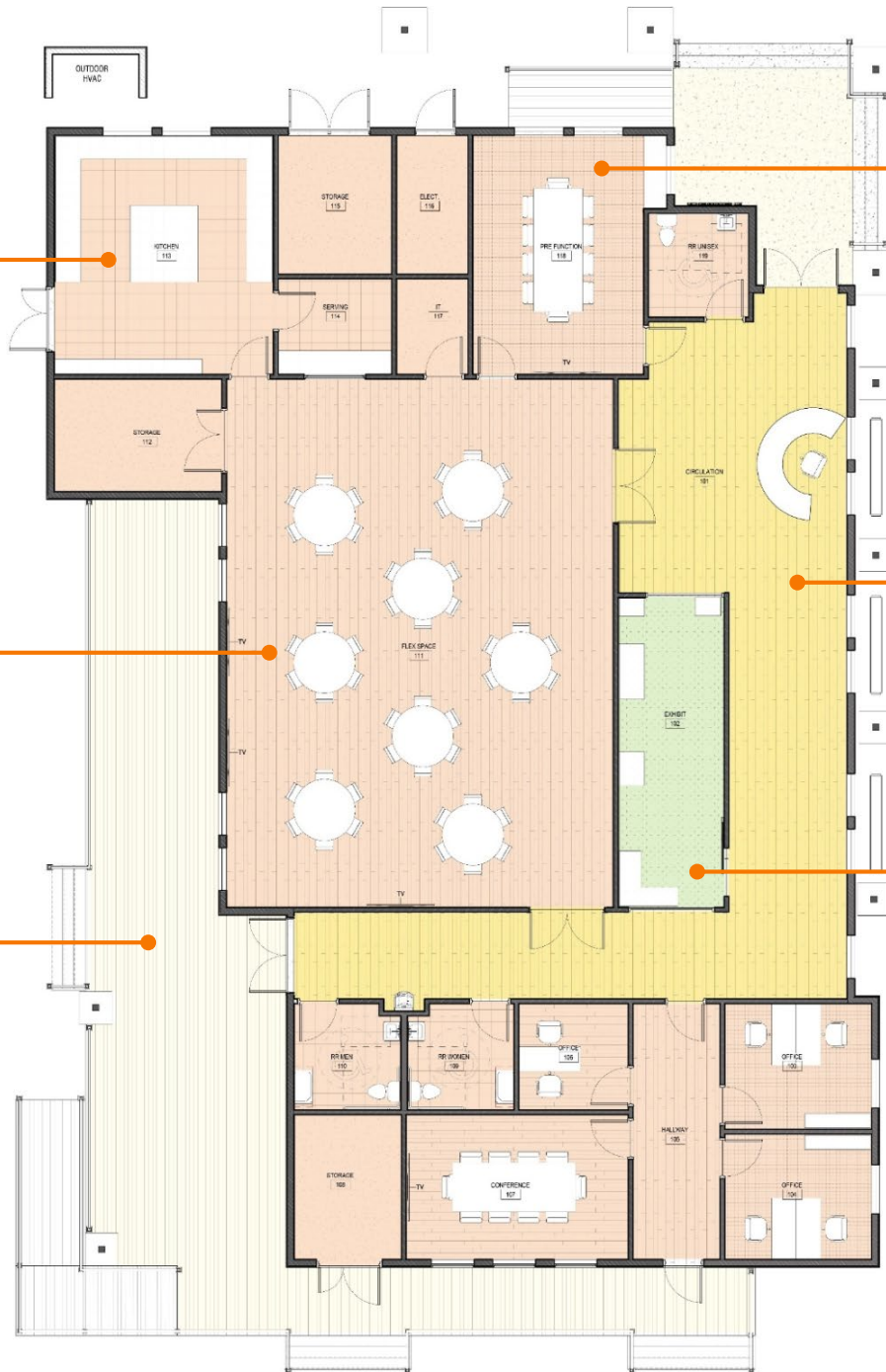


PROPOSED
~4,919 SF

**Kitchen
with exterior access
to parking lot**

**Large Multi-Purpose
Community Room**

Porch



**Pre-function/
Multi-Purpose Room**

**Reception / Gathering/
Circulation**

**Historical/ Cultural
Exhibit space**

N.W. 141st Street (M) - East Main Street P) 60' (R/W)

NW 159TH LANE

OUTDOOR STAGE

EXISTING + 8" LIVE OAK

DROP OFF AREA

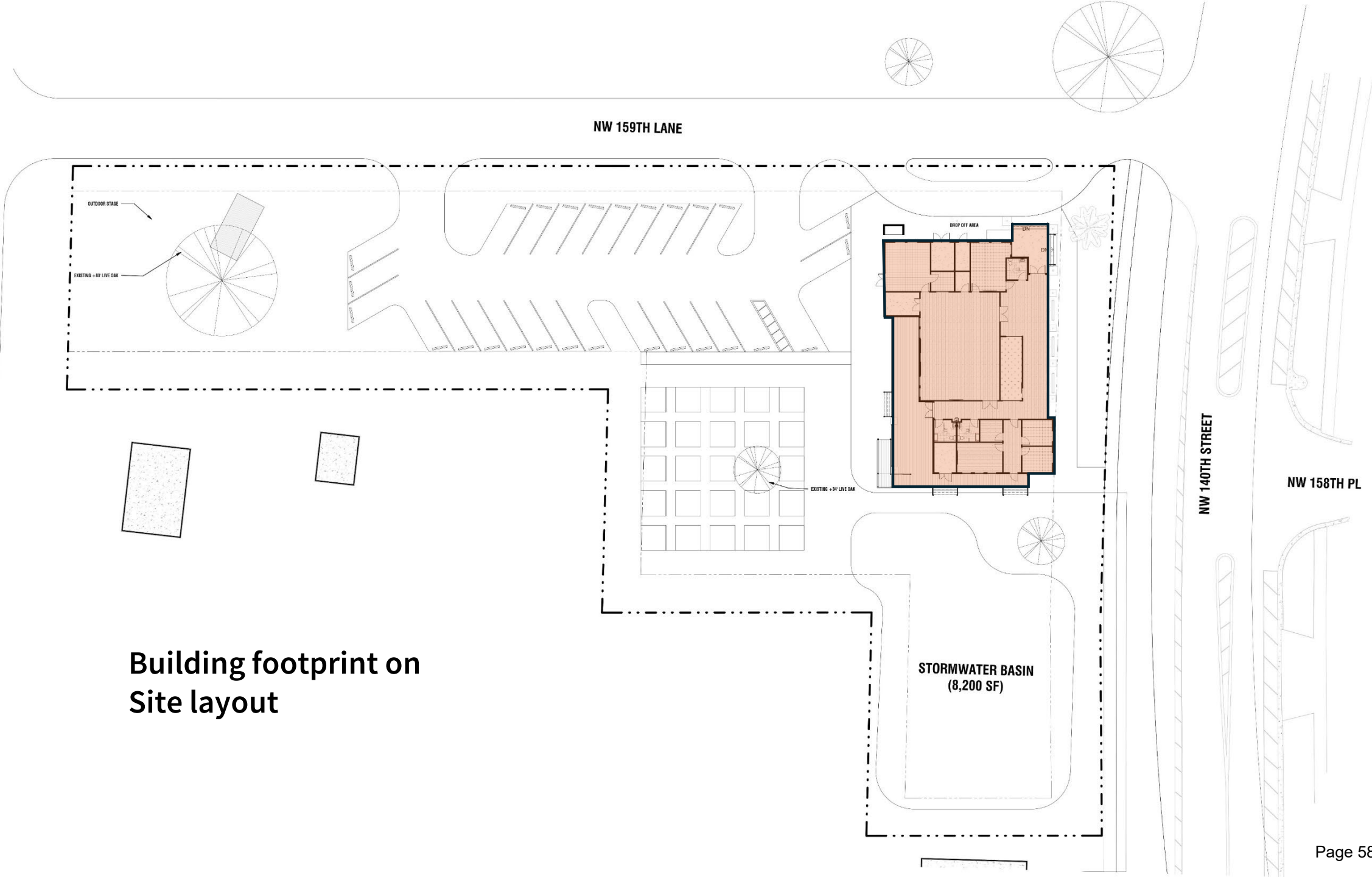
EXISTING + 24" LIVE OAK

NW 140TH STREET

NW 158TH PL

STORMWATER BASIN
(8,200 SF)

**Building footprint on
Site layout**

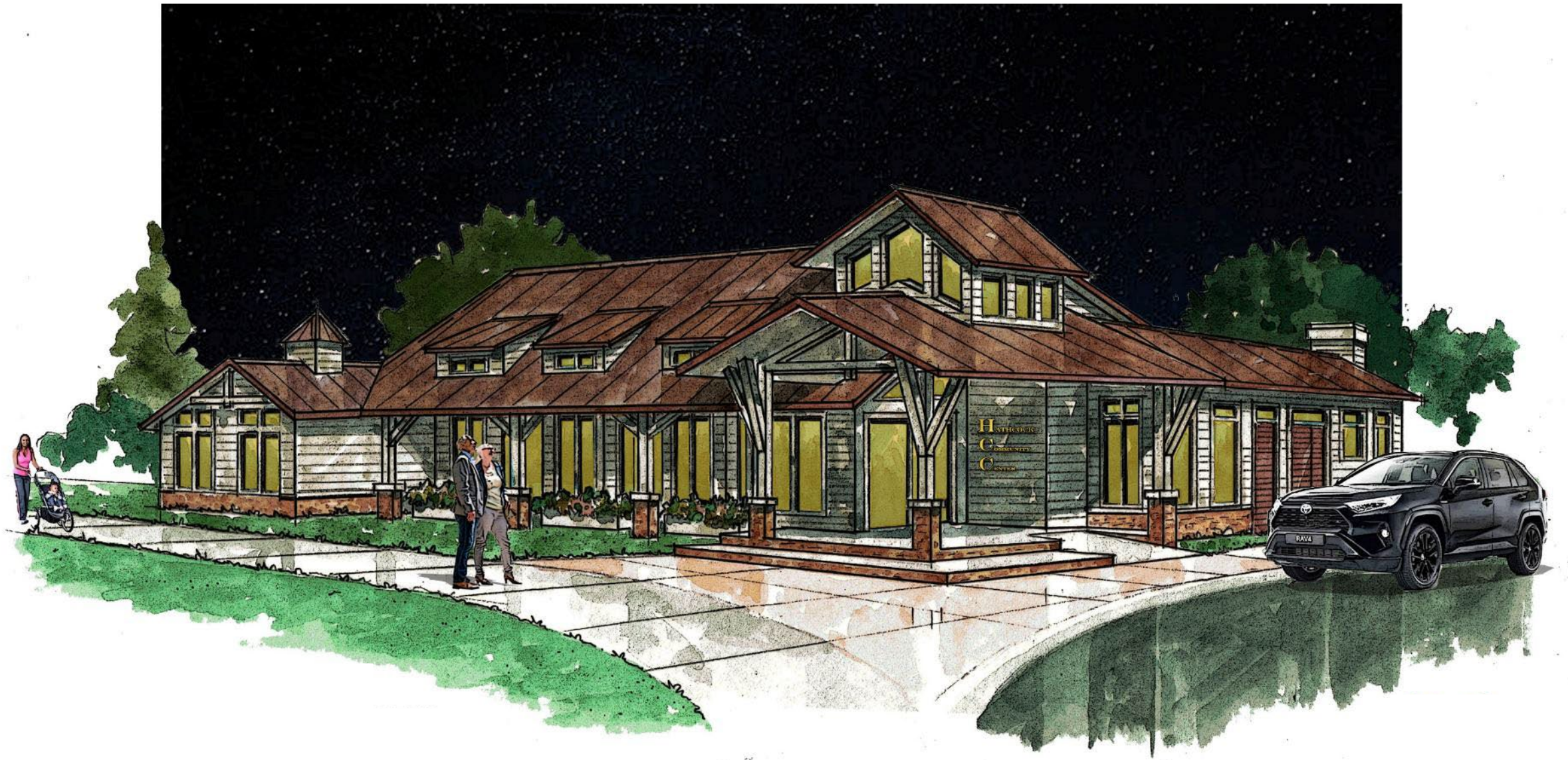


PREFERRED ARCHITECTURAL STYLES



VERTICAL CONCEPT







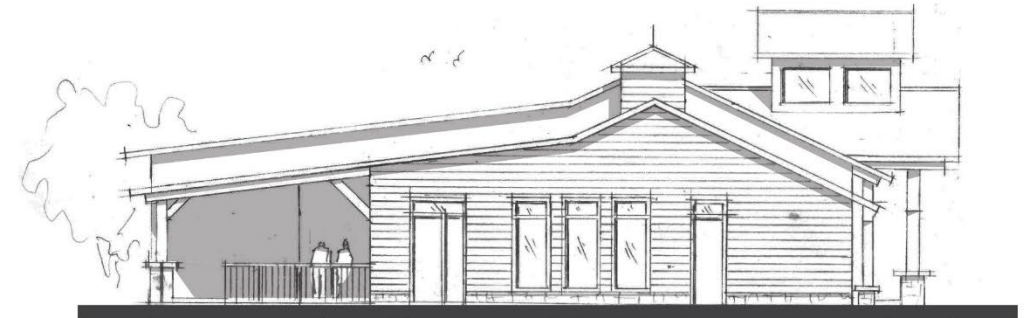
East



North



West



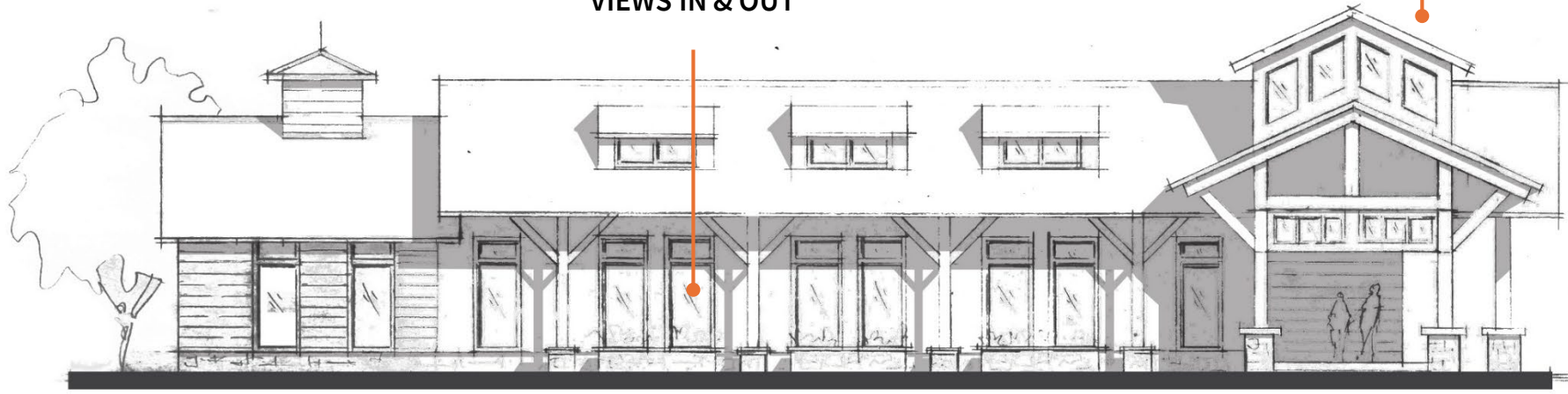
South

- New; yet feels like home & grounded
- Shaded accessible drop-off area

- Beacon at Intersection, welcoming
- Porch overlooks green space

LARGE WINDOWS FOR
VIEWS IN & OUT

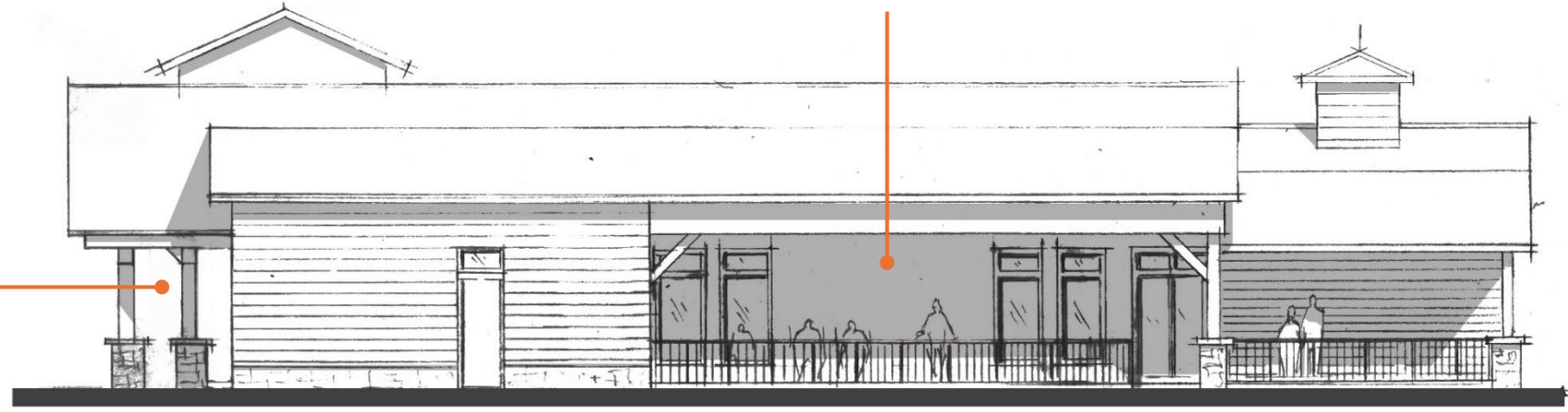
BEACON / ENTRY FEATURE



East

PORCH WITH VIEWS TO
GREEN SPACE

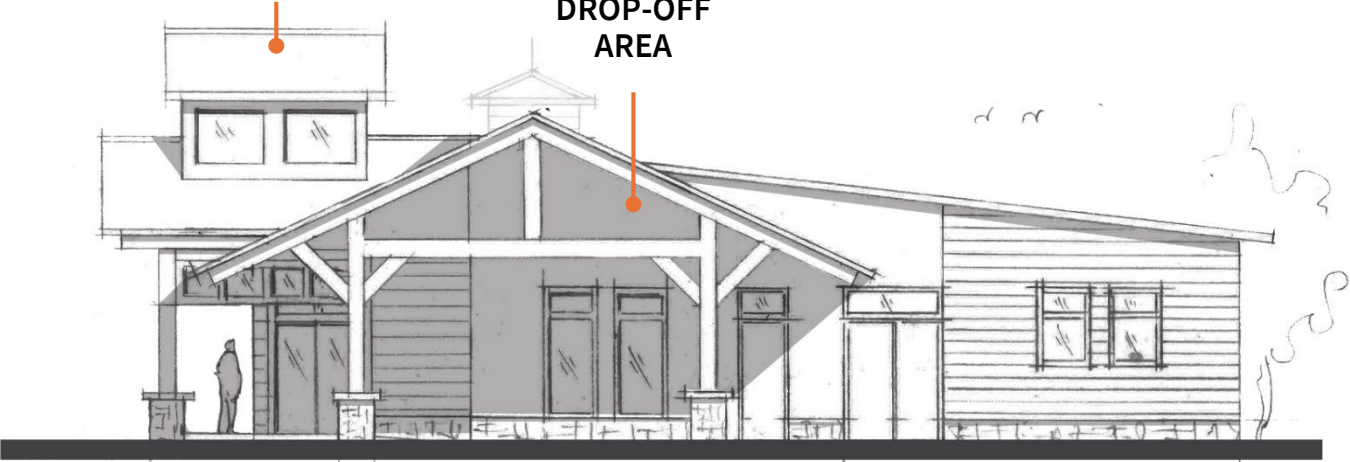
SHADED
DROP-OFF
AREA



West

BEACON / ENTRY FEATURE

**SHADED
DROP-OFF
AREA**



North



BEACON / ENTRY FEATURE

**PORCH WITH VIEWS TO
GREEN SPACE**



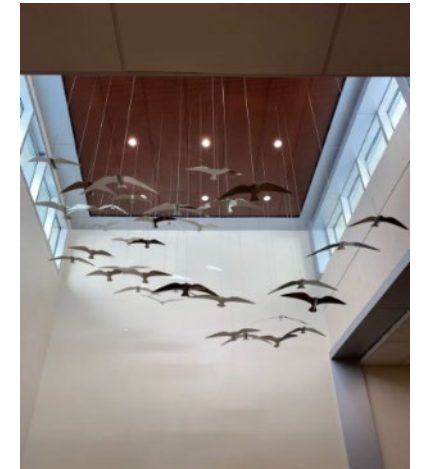
South

EXHIBITION AREA Inspiration Images

Display



Display Wall



Display Case



Display Case



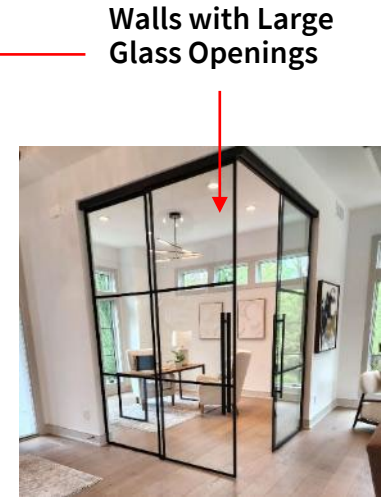
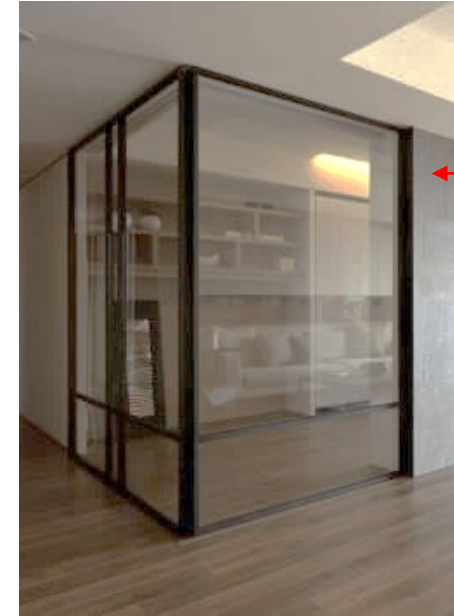
Hanging Exhibits

EXHIBITION AREA Inspiration Images

Access & Security



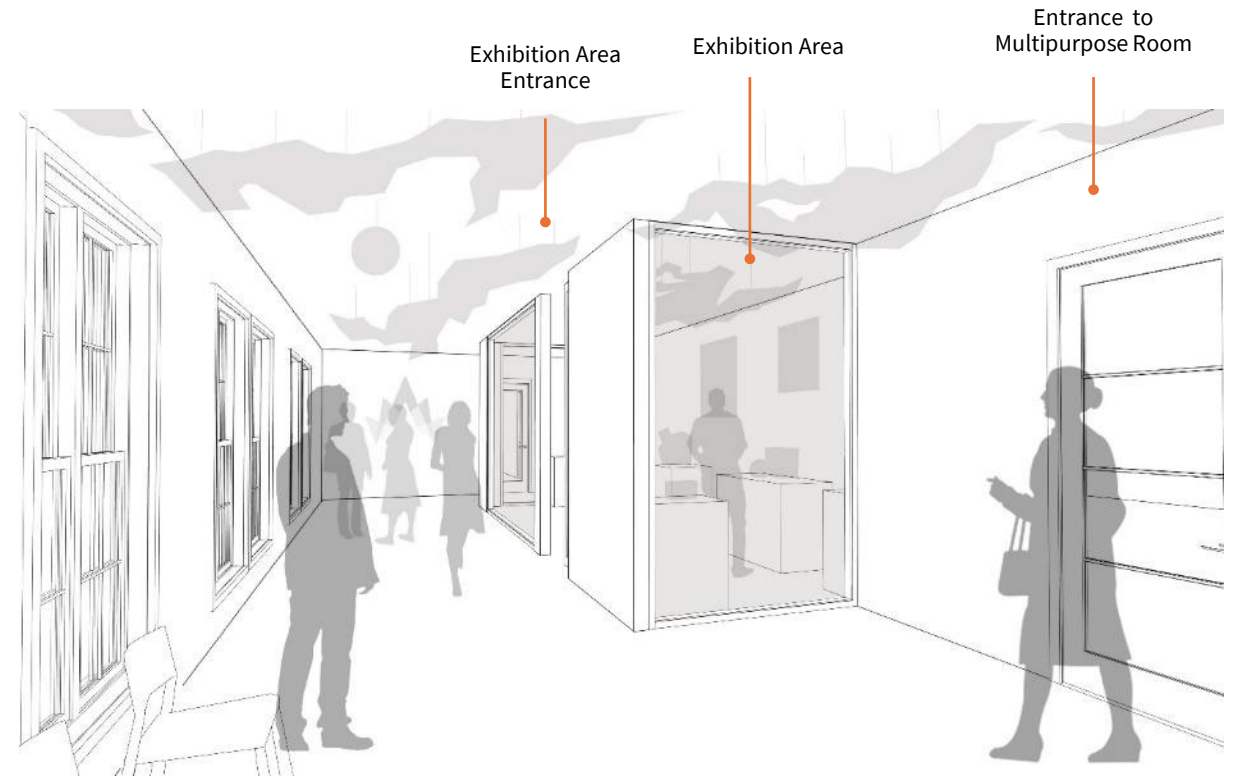
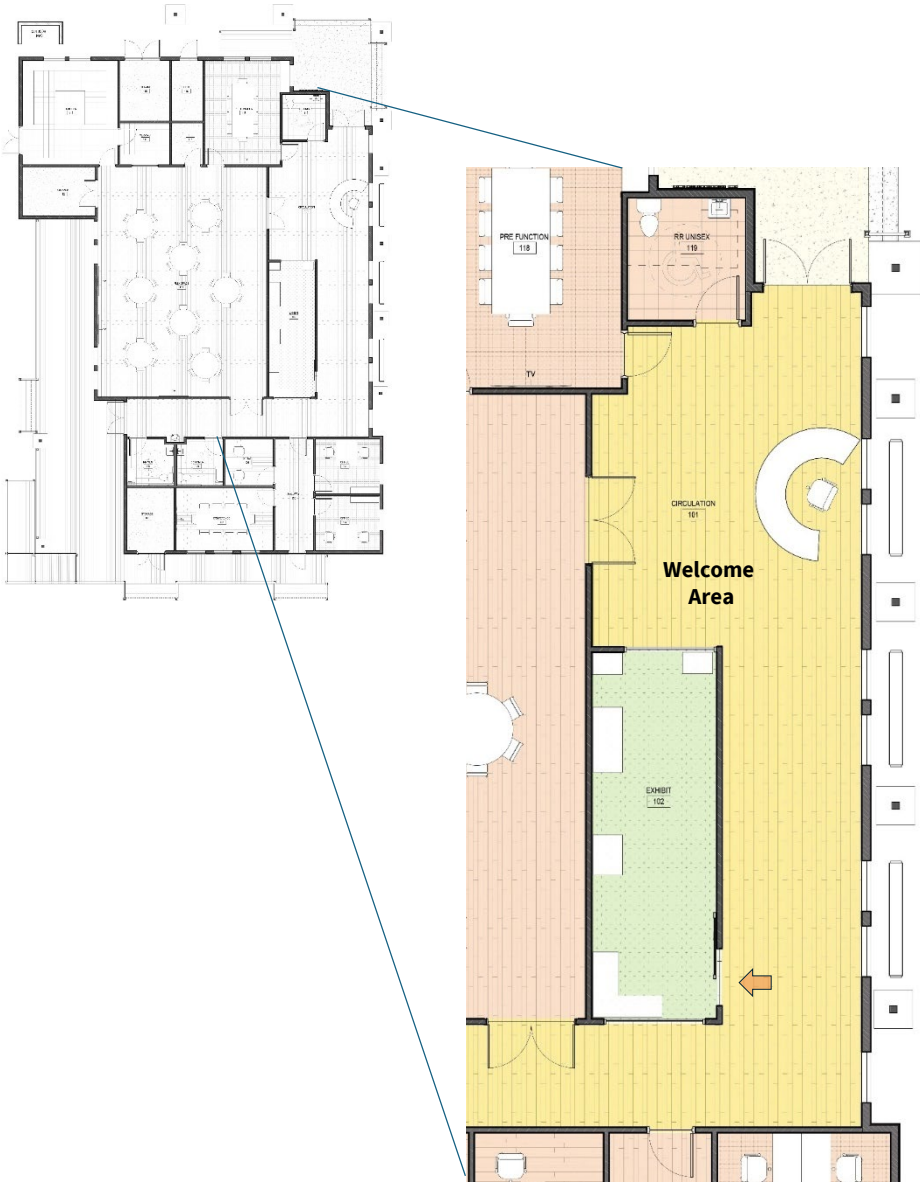
Glass Barn Door
or other sliding
door type



Walls with Large
Glass Openings



EXHIBITION AREA Concept



View from main doors and welcome area

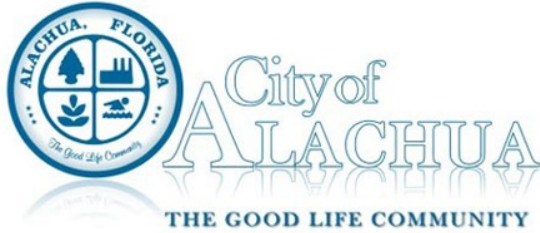
Characteristics:

- The exhibition area is directly accessible from the lobby, allowing users to engage with the exhibits.
- Exhibits may be permanent and/or rotating, providing flexibility for changing displays.
- A glass sliding or glass barn-style door allows for the area to be secured when required.
- The exhibits remain visible from the lobby and adjacent hallway through the large glass windows, even when the doors are closed.
- The space measures about 9 ft x 25 ft.
- High ceilings allow for exhibits to be hung in the lobby and hallway.

QUESTIONS?



THANK YOU



Commission Agenda Item

MEETING DATE: March 23, 2026

SUBJECT: ORDINANCE 26-06 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (First Reading; Legislative Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City’s Land Development Regulations and (1) adopt Ordinance 26-06 upon first reading and (2) schedule second and final reading for April 6, 2026.

Recommended Motion: I move that, based upon the presentation before this Commission and Staff’s recommendation, this Commission finds the proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City’s Land Development Regulations and (1) adopt Ordinance 26-06 upon first reading and (2) schedule second and final reading for April 6, 2026.

Summary

This application is a request by Caleb Sapp of CNC Carpentry, LLC (Agent) on behalf of Terry Howard (Applicant) for a text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations regarding standards and requirements for accessory dwelling units (ADUs). The applicant originally requested amending Section 4.4.4(A)(3) to increase the maximum size of an ADU from 800 square feet to 1,000 square feet. After review and comment from City Staff, the request was expanded to include a more wholistic approach to amending Section 4.4.4(A)(3).

The proposed amendment includes:

- Increase in maximum size of an ADU from 33 percent to 40 percent of the habitable floor area of the principal dwelling unit, not to exceed 1,000 square feet.
- Reduction in off-street parking requirement from one space per bedroom in the ADU to

- one space per ADU and establishment of a maximum of two spaces per ADU.
- Clarified language on types of units prohibited and general cleanup of language.

In 2016, the average house in the State of Florida was $\pm 1,800$ square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU ± 600 square feet in size. Home sizes have been shrinking in recent years and in December 2025, the average home size in the State of Florida was only $\pm 1,600$ square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU only ± 533 square feet in size (67 square feet less than in 2016). Increasing the percentage of the habitable floor area to 40 would result in an average allowance of an ADU ± 640 square feet in size, which is closer to the average allowance in 2016 and accounts for additional time in a downward trend of average home sizes.

The increase in the maximum ADU size to 1,000 square feet is the applicant's main request. The applicant notes that 800 square feet is not always of sufficient size for ADUs serving intergenerational housing needs of families. Additionally, the applicant notes that the City of Alachua's 800 square feet limit is not comparable to the maximum set by peer communities. Staff conducted an analysis and concurred that an increase to 1,000 square feet in the maximum ADU size would be more in line with peer communities and would permit more opportunities for a diversified and attainable housing stock within the community.

The reduction in the off-street parking requirement is principally to lower the cost burden of installing new driveways and to better serve space-constrained infill lots while still providing for an off-street parking facility. The clarified language is mainly seen in subsection (5) and (6).

On March 10, 2026, the Planning & Zoning Board held a duly advertised public hearing and voted 5-0 to transmit the amendment to the City Commission with a recommendation to approve.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Residential Opportunities

ATTACHMENTS

1. Ordinance 26-06
2. Staff Report & Supporting Materials
3. Application Materials

4. Business Impact Estimate
5. Public Notice Materials
6. Carson J. Crockett, AICP - Resume on File

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations (“LDRs”) through Ordinance 06-11, as amended from time to time; and,

WHEREAS, Caleb Sapp (“Applicant” and “Agent”) on behalf of Terry Howard has submitted an application for a text amendment to the City’s LDRs, as described below (“Amendment”); and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on March 10, 2026, by the Planning & Zoning Board, sitting as the Local Planning Agency (“LPA”) and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon first reading on March 23, 2026, and scheduled second and final reading for April 6, 2026;

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon second and final reading on _____, 2026; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City’s Comprehensive Plan and the City’s LDRs; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission of Alachua, Florida 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. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City’s Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations, Article 4

Article 4 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 4 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

4.4.4 *Accessory uses and structures allowed.*

(A) *Accessory dwelling unit.* An accessory dwelling unit shall comply with the following standards:

- (1) *Districts allowed.* Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.
- (2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~
- (3) *Size of accessory unit.* No accessory dwelling unit shall exceed ~~3340~~ percent of the size of the habitable floor area of the principal dwelling unit, or ~~8001,000~~ square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the maximum combined floor area standard of Section 4.4.2(E)(3).
- (4) *Limit on number.* There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.
- (5) ~~*Prohibited units.* Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.~~
- (6) ~~*Appearance.* The accessory dwelling unit must be of comparable aesthetic design to the principal structure to ensure compatibility with the surrounding area.~~
- (57) ~~*Off-street parking.* At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~
 - (a) ~~*Minimum.* At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal dwelling unit may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.~~
 - (b) ~~*Principal dwelling unit.* In no case may more than one required off-street parking space of the principal dwelling unit be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.~~
 - (c) ~~*Maximum.* In no case may more than two off-street parking spaces be provided per accessory dwelling unit.~~
- (68) *Density.* Accessory dwelling units shall not count toward any applicable maximum residential density requirements.
- (79) *Resale.* Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.
- (810) *Home occupations.* Home occupations shall be prohibited within an accessory dwelling unit.

(911) *Other standards.*

- (a) *Comply all other applicable standards of LDRs.* An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.
- (b) *Case of conflict.* In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. 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 the City of Alachua, Florida.

Section 6. Repealing Clause

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

Section 7. 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 8. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 23rd day of March, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this ____, day of _____, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladares, City Manager/Clerk

Scott Walker, City Attorney



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 10, 2026
Legislative Hearing **Application #: PTAL25-0002**

SUBJECT: A privately initiated request for a text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations regarding standards and requirements for accessory dwelling units (ADUs).

APPLICANT/AGENT: Caleb Sapp, CNC Carpentry, LLC
Terry Howard, Property Owner

PROJECT PLANNER: Carson J. Crockett, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding 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 proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by Caleb Sapp of CNC Carpentry, LLC (Agent) on behalf of Terry Howard (Applicant) for a text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations regarding standards and requirements for accessory dwelling units (ADUs). The applicant originally requested amending Section 4.4.4(A)(3) to increase the maximum size of an ADU from 800 square feet to 1,000 square feet. After review and comment from City Staff, the request was expanded to include a more wholistic approach to amending Section 4.4.4(A)(3).

The proposed amendment includes:

- Increase in maximum size of an ADU from 33 percent to 40 percent of the habitable floor area of the principal dwelling unit, not to exceed 1,000 square feet.
- Reduction in off-street parking requirement from one space per bedroom in the ADU to one space per ADU and establishment of a maximum of two spaces per ADU.
- Clarified language on types of units prohibited and general cleanup of language.

In 2016, the average house in the State of Florida was $\pm 1,800$ square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU ± 600 square feet in size. Home sizes have been shrinking in recent years and in December 2025, the average home size in the State of Florida was only $\pm 1,600$ square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU only ± 533 square feet in size (67 square feet less than in 2016). Increasing the percentage of the habitable floor area to 40 would result in an average allowance of an ADU ± 640 square feet in size, which is closer to the average allowance in 2016 and accounts for additional time in a downward trend of average home sizes.

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The reduction in the off-street parking requirement is principally to lower the cost burden of installing new driveways and to better serve space-constrained infill lots while still providing for an off-street parking facility. The clarified language is mainly seen in subsection (5) and (6).

PROPOSED LAND DEVELOPMENT REGULATIONS

TEXT AMENDMENT

Text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed.

SECTION 4.4.4(A), ACCESSORY DWELLING UNIT

- (1) *Districts allowed.* Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.
- (2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~
- (3) *Size of accessory unit.* No accessory dwelling unit shall exceed 3340 percent of the size of the habitable floor area of the principal dwelling unit, or ~~8001,000~~ square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the maximum combined floor area standard of Section 4.4.2(E)(3).
- (4) *Limit on number.* There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.
- (5) ~~*Prohibited units.* Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.~~
- (6) ~~*Appearance.* The accessory dwelling unit must be of comparable aesthetic design to the principal structure to ensure compatibility with the surrounding area.~~
- (57) ~~*Off-street parking.* At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~
 - (a) ~~*Minimum.* At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal dwelling unit may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.~~

(b) *Principal dwelling unit.* In no case may more than one required off-street parking space of the principal dwelling unit be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.

(c) *Maximum.* In no case may more than two off-street parking spaces be provided per accessory dwelling unit.

~~(68)~~ *Density.* Accessory dwelling units shall not count toward any applicable maximum residential density requirements.

~~(79)~~ *Resale.* Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

~~(810)~~ *Home occupations.* Home occupations shall be prohibited within an accessory dwelling unit.

~~(911)~~ *Other standards.*

(a) *Comply all other applicable standards of LDRs.* An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.

(b) *Case of conflict.* In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

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.

Evaluation & Findings: ADUs are established as allowable residential uses by Policy 1.1.a in the Agriculture land use category, Policy 1.2.a in the Low Density Residential land use category, Policy 1.2.b in the Moderate Density Residential land use category, Policy 1.2.c in the Medium Density Residential land use category, and Policy 1.2.d in the High Density Residential land use category.

Objective 4.1: Infill Development

Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Evaluation & Findings: ADUs provide opportunities to increase infill development potential in existing neighborhoods rather than incentivizing the creation of new subdivisions. The proposed text amendment would increase the allowable size of ADUs and reduce the off-street parking requirements, making ADUs a more feasible option for development.

Transportation Element

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking.

Policy 1.3.b: The City shall establish standards that emphasize shared parking and parking reduction incentives to provide flexibility for businesses and to discourage excessive parking areas.

Evaluation & Findings: The proposed text amendment lowers the off-street parking from one space per bedroom in an ADU to one per ADU and a maximum standard is established consistent with Policy 1.3.a. Keeping consistent with Policy 1.3.b, a shared parking option is now provided for, where a principal dwelling unit's required off-street parking can now be shared and serve to fulfill the minimum off-street parking requirement of an ADU.

Housing Element

Policy 1.1.a: The City shall encourage development of 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 manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation & Findings: The proposed text amendment would increase the allowable size of ADUs and reduce the off-street parking requirements, making ADUs a more feasible option for development. ADUs have the potential to serve a greater need in intergenerational housing options, including senior housing, and the potential to serve as attainable housing options that are more affordable than conventional single-family homes.

Community Facilities Element

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

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

Evaluation & Findings: The proposed text amendment would not alter the requirement that ADUs connect to City wastewater facilities when service is deemed available by the City's Comprehensive Plan or is required by the City's Land Development Regulations. In cases where service is not available or connection is not required, permits must be obtained for an onsite sewage treatment and disposal system or connection to an existing onsite sewage treatment and disposal system by the applicable permitting authorities.

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

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

Evaluation & Findings: The proposed text amendment would not alter the requirement that ADUs connect to City potable water facilities when service is deemed available by the City's Comprehensive Plan or is required by the City's Land Development Regulations. In cases where service is not available or connection is not required, permits must be obtained for a well or connection to an existing well by the applicable permitting authorities.

Conservation and Open Space Element

Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Evaluation & Findings: The proposed text amendment would increase the allowable size of ADUs and reduce the off-street parking requirements, making ADUs a more feasible option for development. ADUs offer an infill development opportunity that results in more compact development in urbanized areas. A reduced off-street parking requirement also increases how compact the layout of a residential lot can be with an ADU.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Text Amendments to the Land Development Regulations Standards

Section 2.4.1(E)(1) of the City’s Land Development Regulations (LDRs) establishes the standards with which all text amendments to the Land Development Regulations must be found compliant. The proposed amendment has been reviewed for compliance with the standards of Section 2.4.1(E)(1). An evaluation of the findings of compliance with the standards of Section 2.4.1(E)(1) is provided below.

- (1) **Text Amendments.** Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weigh the relevance of the following factors:

- (a) ***Consistent with Comprehensive Plan.*** Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Evaluation & Findings: The proposed text amendment does not conflict with any goals, objectives, or policies in the City’s Comprehensive Plan. An analysis of consistency with the City’s Comprehensive Plan has been included in this report.

- (b) ***Consistent with ordinances.*** Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Evaluation & Findings: The proposed text amendment does not conflict with any other provisions of the City’s Land Development Regulations of Code of Ordinances.

- (c) ***Changed conditions.*** Whether and the extent to which there are changed conditions that require an amendment.

Evaluation & Findings: In 2016, the average house in the State of Florida was ± 1,800 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU ± 600 square feet in size. In December of 2025, the average home size in the State of Florida was only ± 1,600 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU only ± 533 square feet in size (67 square feet less than in 2016). Increasing the percentage of the habitable floor area to 40 would result in an average allowance of an ADU ± 640 square feet in size, which is closer to the average allowance in 2016 and accounts for future time in a downward trend of average home sizes.

Source: Federal Reserve Bank of St. Louis. (2026). Housing Inventory: Median Home Size in Square Feet in Florida. *Federal Reserve Economic Data (FRED)*. Accessed February 9, 2026, from <https://fred.stlouisfed.org/series/MEDSQUFEEFL>

- (d) ***Community need.*** Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Evaluation & Findings: The increase in the maximum ADU size to 1,000 square feet is the applicant's main request. The applicant notes that 800 square feet is not always of sufficient size for ADUs serving intergenerational housing needs of families. Additionally, the applicant notes that the City of Alachua's 800 square feet limit is not comparable to the maximum set by peer communities. Staff conducted an analysis and concurred that an increase to 1,000 square feet in the maximum ADU size would be more in line with peer communities and would permit more opportunities for a diversified and attainable housing stock within the community (memo in Exhibit "B").

- (e) ***Compatible with surrounding uses.*** Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Evaluation & Findings: The proposed text amendment does not alter existing residential protection or other compatibility standards. Additionally, the proposed text amendment includes clarification of existing aesthetic design standards for compatibility. Use specific standards regarding aesthetics and compatibility as well as Section 6.6, Infill standards, will continue to apply.

- (f) ***Development patterns.*** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The proposed text amendment does not seek to alter the pattern of development. ADUs are already permitted in the Agricultural and Residential Districts and where ADUs are permitted is not being altered by this text amendment.

- (g) ***Effect on natural environment.*** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendment does not alter existing environmental protection standards and will not impact the natural environment.

- (h) ***Public facilities.*** Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

Evaluation & Findings: ADUs will continue to be required to connect to public facilities as applicable by the zone district standards and City of Alachua Comprehensive Plan.

EXHIBIT "A"
TO
PTAL25-0002
ADU TEXT AMENDMENT TO THE
LAND DEVELOPMENT REGULATIONS
STAFF REPORT

DRAFT ORDINANCE
26-06

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations (“LDRs”) through Ordinance 06-11, as amended from time to time; and,

WHEREAS, Caleb Sapp (“Applicant” and “Agent”) on behalf of Terry Howard has submitted an application for a text amendment to the City’s LDRs, as described below (“Amendment”); and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on March 10, 2026, by the Planning & Zoning Board, sitting as the Local Planning Agency (“LPA”) and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon first reading on _____, 2026, and scheduled second and final reading for _____, 2026;

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon second and final reading on _____, 2026; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City’s Comprehensive Plan and the City’s LDRs; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission of Alachua, Florida 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. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City’s Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations, Article 4

Article 4 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 4 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

4.4.4 *Accessory uses and structures allowed.*

(A) *Accessory dwelling unit.* An accessory dwelling unit shall comply with the following standards:

- (1) *Districts allowed.* Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.
- (2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~
- (3) *Size of accessory unit.* No accessory dwelling unit shall exceed ~~3340~~ 3340 percent of the size of the habitable floor area of the principal dwelling unit, or ~~8001,000~~ 8001,000 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the maximum combined floor area standard of Section 4.4.2(E)(3).
- (4) *Limit on number.* There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.
- (5) ~~*Prohibited units.* Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.~~
- (6) ~~*Appearance.* The accessory dwelling unit must be of comparable aesthetic design to the principal structure to ensure compatibility with the surrounding area.~~
- (57) ~~*Off-street parking.* At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~
 - (a) ~~*Minimum.* At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal dwelling unit may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.~~
 - (b) ~~*Principal dwelling unit.* In no case may more than one required off-street parking space of the principal dwelling unit be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.~~
 - (c) ~~*Maximum.* In no case may more than two off-street parking spaces be provided per accessory dwelling unit.~~
- (68) *Density.* Accessory dwelling units shall not count toward any applicable maximum residential density requirements.
- (79) *Resale.* Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.
- (810) *Home occupations.* Home occupations shall be prohibited within an accessory dwelling unit.

~~(911)~~ *Other standards.*

- (a) *Comply all other applicable standards of LDRs.* An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.
- (b) *Case of conflict.* In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. 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 the City of Alachua, Florida.

Section 6. Repealing Clause

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

Section 7. 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 8. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the ____ day of _____, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this ____, day of _____, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladares, City Manager/Clerk

Scott Walker, City Attorney

EXHIBIT "B"
TO
PTAL25-0002
ADU TEXT AMENDMENT TO THE
LAND DEVELOPMENT REGULATIONS
STAFF REPORT

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

February 10, 2026

Submitted electronically to cnc.caleb@gmail.com

Caleb Sapp
CNC Carpentry, LLC
6826 SW 170th Street
Archer, Florida 32618

Application #: PTAL25-0002

RE: Notice of Hearing to be Scheduled for Text Amendment to Section 4.4.4(A), LDRs

Dear Caleb Sapp,

On January 13, 2026, the City of Alachua received your revised application for a text amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 4.4.4(A) related to the accessory dwelling unit standards. 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 **March 10, 2026**, Planning & Zoning Board meeting.

You must provide two *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.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, February 23, 2026***. Materials may be submitted earlier than this date.

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, March 9, 2026***. 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 at ccrockett@cityofalachua.org.

Sincerely,

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

Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

January 13, 2026

Submitted electronically to cnc.caleb@gmail.com

Caleb Sapp
CNC Carpentry, LLC
6826 SW 170th Street
Archer, Florida 32618

Application #: PTAL25-0002

RE: Completeness Review for Text Amendment Application to Section 4.4.4(A)(3), LDRs

Dear Caleb Sapp,

On December 8, 2025, the City of Alachua received your application for a text amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 4.4.4(A)(3) related to the size of an accessory dwelling unit.

Upon review of the application materials, the Planning Division has drafted an updated proposal that more comprehensively reviews and revises Section 4.4.4(A). This draft dated 1/13/2026 has been attached. Please review the proposed change from your original proposal and provide confirmation in writing that the draft is acceptable in its current form or provide an alternative proposal with justification as to the changes.

Please address the above comment no later than **5:00 PM on January 27, 2026**. Upon receipt of your confirmation, Staff will notify you of any remaining comments which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March Planning & Zoning Board (PZB) Meeting**.

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

Sincerely,



Carson J. Crockett, AICP
Principal Planner

Attachments: PTAL25-002 - Draft Language 1/13/2026

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

Underline = Addition; ~~Strikethrough~~ = Removal

4.4.4 *Accessory uses and structures allowed.*

- (A) *Accessory dwelling unit.* An accessory dwelling unit shall comply with the following standards:
- (1) *Districts allowed.* Accessory dwelling units shall be allowed as accessory uses to principal ~~single-family dwellings residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.
 - (2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~
 - (3) *Size of accessory unit.* No accessory dwelling unit shall exceed ~~3340~~ percent of the size of the habitable floor area of the principal dwelling unit, or ~~8001,000~~ square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the standard of Section 4.4.2(E)(3).
 - (4) *Limit on number.* There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.
 - ~~(5) *Prohibited units.* Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.~~
 - ~~(6) *Appearance.* The accessory dwelling unit must be of comparable aesthetic design to the principal structure.~~
 - ~~(5) *Off-street parking.* At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~
 - ~~(a) *Minimum.* At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal residential use may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.~~

(a) *Principal dwelling unit.* In no case may more than one required off-street parking space of the principal residential use be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.

(b) *Maximum.* In no case may more than two off-street parking spaces be provided per accessory dwelling unit.

~~(68)~~ *Density.* Accessory dwelling units shall not count toward any applicable maximum residential density requirements.

~~(79)~~ *Resale.* Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

~~(810)~~ *Home occupations.* Home occupations shall be prohibited within an accessory dwelling unit.

~~(911)~~ *Other standards.*

(a) *Comply all other applicable standards of LDRs.* An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.

(b) *Case of conflict.* In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

INTER-OFFICE COMMUNICATION

Date: January 8th, 2026
To: Carson J. Crockett
Principal Planner
From: Parker A. Stevens
Planner
RE: Land Development Regulations: Accessory Dwelling Units Memo

This memo compares the City of Alachua's land development regulations on Accessory Dwelling Units (ADUs) to nearby cities and Alachua County, in preparation for the amendment to the existing code.

Section 1: The City of Alachua

In Section 4.4.4 (A), The City of Alachua allows for ADUs as accessory uses to principal residential uses pursuant to Table 4.4-1. ADUs must comply with all applicable development standards for principal dwelling units in the zone district it is located in. Mobile homes, recreation vehicles, and travel trailers shall not be used as ADUs. ADUs cannot exceed 33 percent of the habitable floor area of the principal floor area of the principal dwelling unit, of 800 square feet, whichever is less. ADUs may contain private sanitary facilities, with hot and cold running water and cooking and food storage facilities. Only one ADU is permitted on a lot in addition to the principal single-family detached dwelling. At minimum, one off-street parking space should be available for each bedroom located in the ADU. ADUs do not count towards any applicable maximum residential density requirements. ADUs cannot be sold apart from the principal dwelling upon the same lot which they are located. Home occupations shall be prohibited within an accessory dwelling unit. ADUs must comply with all other applicable standards for principal dwelling units in the zone district it is located within. If the standards for ADUs listed conflicts with other requirements in the LDRs, the standards of this section take precedence.

Section 2: The City of High Springs

In [Sec. 7.09.01.01. - Accessory dwelling units](#), High Springs includes similar language on density, limit on number, and districts allowed. Additionally, High Springs does not include language on required parking lots, home occupations, or resale. High Springs states that ADUs may not be included on sites containing a duplex and that, in addition to mobile homes and recreational

vehicles, High Springs states that sheds, garages, greenhouses, workshops, manufactured, and wheeled or portable structures shall not be ADUs. High Springs' size requirements allow for larger ADUs, as they cannot exceed 50 percent of the square footage of the principal property or 1,000 square feet, whichever is less. High Springs' also states that the owner on record must reside in either the principal dwelling units or the accessory dwelling unit.

Section 3: The City of Newberry

In [Sec. 4.2.4.2 - Accessory Dwelling Units](#), Newberry includes similar language on development standards and resale. Additionally, Newberry does not include language on limit on number, density, and home occupations. Newberry lists the zoning districts and land use designations for which a single accessory dwelling unit is allowed as an accessory use in the code, and not in a separate table. Newberry requires that off-street parking must be located on the lot which the principal building is located and served by the same driveway as the principal building. Newberry requires that the living area of the unit must be 50 percent of the principal residence or 1,000 square feet, which ever is greater. Newberry states that the ADU must be designed in a similar architectural style as the principal building, that the property owner must reside in the primary or ADU for the permitting of ADU, and requirement to connect to the central water and sewer system separate from the primary residence (with the exception of an attached ADU with a single bedroom) or the septic system of the primary residence if central water and sewer are unavailable. Newberry includes minimum lot sizes for rural/agriculture land use categories.


Section 4: The City of Hawthorne

Hawthorne does not include specific language for ADUs in the code. [Subject to Review.]

Section 5: Alachua County

In [Section 404.24 of Title 40](#), Alachua County includes similar language on density, development standards, and resale. Additionally, Alachua County does not include language on home occupations or limits on what can be used as an accessory dwelling unit. Similar to Newberry, Alachua County lists the districts and land use designations that a single accessory dwelling unit is allowed as an accessory use. In similar language to Newberry, Alachua County requires that the owner must reside on the primary or accessory dwelling unit for a permit to be issued. The building size of the ADU must be a maximum of 50 percent of the principal residence or 1,700 square feet, whichever is greater. Alachua County requires that the ADU to be connected to the central water and sewer system or the principal residence where available and shall not have separate services, or connect to the septic system and well of the primary residence. Similar to Newberry, Alachua County has minimum lot size requirements for the rural/agriculture land use category.

Received By:



Sign and print name here

Jan 8, 2026

Date

December 16, 2025

Submitted electronically to cnc.caleb@gmail.com

Caleb Sapp
CNC Carpentry, LLC
6826 SW 170th Street
Archer, Florida 32618

Application #: PTAL25-0002

RE: Completeness Review for Text Amendment Application to Section 4.4.4(A)(3), LDRs

Dear Caleb Sapp,

On December 8, 2025, the City of Alachua received your application for a text amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 4.4.4(A)(3) related to the size of an accessory dwelling unit.

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 necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Division has reviewed the aforementioned application for completeness and finds that the application is **complete**.

The above is based on a preliminary review for completeness only. An in-depth review of the content of the application will be performed and any comments will be provided to you under separate cover.

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

Sincerely,



Carson J. Crockett, AICP
Principal Planner

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*



Application for Text Amendment

FOR OFFICE USE ONLY	
Case #:	_____
Application Fee: \$	_____
Filing Date:	_____
Completeness Date:	_____
Review Type:	PZB & CCOM

- COMPREHENSIVE PLAN LAND DEVELOPMENT REGULATIONS

A. APPLICANT

1. Applicant's Status Applicant Agent
2. Name of Applicant(s) or Contact Person(s): Terry Howard Title: Owner
 Company (if applicable): n/a
 Mailing address: 16903 NW 171st Place
 City: Alachua State: Florida ZIP: 32615
 Telephone: 352-514-5784 FAX: n/a e-mail: thoward7524@gmail.com
3. Authorized Agent (if applicable)*:
 Name and Title of Agent: Caleb Sapp
 Company (if applicable): CNC Carpentry, LLC
 Mailing Address: 6826 SW 170th St.
 City: Archer State: Florida ZIP: 32618
 Telephone: 352-727-1073 FAX: n/a e-mail: cnc.caleb@gmail.com
- * Must provide signed and notarized Authorized Agent Affidavit to act on behalf of the applicant.

B. PROPOSAL

1. Sections or Goals, Objectives, or Policies Proposed to be Amended: _____
Section 4.4.4a3 is proposed to be amended.

2. Identify each new Section or Goal, Objective, or Policy Proposed: _____
Raise, broaden, or lift the verbiage of section 4.4.4a3 to allow for larger ADU buildings to be built.

3. Summarization of reason for request: _____
The verbiage for the City of Alachua in regards to ADU buildings is quite restrictive. I would like to build a small, modest ADU of roughly 950 SF but the current language would only allow for around 800 SF.

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

C. ATTACHMENTS

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. Justification for Request
 - i. For a text amendment to the Land Development Regulations, provide a narrative responding to each of the standards as set forth in Section 2.4.1(E)(1) of the LDRs.
 - ii. For a text amendment to the Comprehensive Plan, provide a narrative addressing consistency with the Comprehensive Plan.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Jay A. Howard
Signature of Applicant

Signature of Co-applicant

Terry A. Howard
Typed or printed name and title of applicant

Typed or printed name and title of co-applicant

STATE OF Florida
COUNTY OF Alachua

This affidavit is acknowledged before me by means of physical appearance or online notarization on this 3rd day of DEC, 2020 by Terry A. Howard, who is/are personally known to me, or who has/have produced FLDL as identification.

Kristy Lee Thornton
Signature of Notary Public

(Seal)



KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2025

Section C – Supporting Documents

(1)

~~Existing Text: *Size of accessory unit.* No accessory dwelling unit shall exceed 33 percent of the size of the habitable floor area of the principal dwelling unit, or 800 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities.~~

Proposed Text: *Size of accessory unit.* No accessory dwelling unit shall exceed 33 percent of the size of the habitable floor area of the principal dwelling unit, or 1000 square feet of temperature controlled living space, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities.

(2)

There is a need for an update to the sizing restrictions placed on ADUs in the City of Alachua. For homes over ~2,400 SF, the 800 SF restriction takes precedence and sets a maximum limit on the size of the ADU. While that size may be sufficient to house a small kitchen, bathroom, and bed, it is by no means spacious. I am proposing a modest increase to the size limits of ADU structures – 1,000 SF of living space. It is more in line with codes from the surrounding municipalities, and would allow me to build the ADU that I have already designed and engineered. I currently live in the primary residence with my daughter, son-in-law and their children. I have to make my way up and down two staircases in order to leave or enter the home, whereas the ADU would allow my ailing joints to reside on the first floor with no stairs necessary.

The city of Alachua's code restrictions are the smallest of all the surrounding municipalities, of which a few are listed below. It does not seem that a modest increase to 1,000 SF would be out of line, it seems that it might actually bring the City of Alachua *in* line with its neighbors.

-City of Newberry: 4.2.4.2.6 *Building size.* The living area of the unit shall be a maximum of 50 percent of the principal residence or 1,000 square feet, whichever is greater

-Alachua County: 404.24.f *Building size.* The living area of the unit shall be a maximum of fifty (50) percent of the principal residence or one thousand seven hundred (1,700) square feet, whichever is greater.

-High Springs: 7.09.01.01.1 An accessory dwelling unit shall not exceed 50 percent of the square footage of the principal dwelling unit, or 1,000 square feet, whichever is less

-Gilchrist county: 7.16.02.5 The accessory dwelling shall be no smaller than 400 square feet and no greater than 1000 square feet, and in all cases shall be smaller and clearly subordinate to the primary dwelling.

(3)

2.4.1e.1a *Consistent with Comprehensive Plan.* Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Response: I believe that the proposed amendment is consistent with the Comprehensive Plan because it does not significantly alter, add, or remove any existing codes.

2.4.1e.1b *Consistent with ordinances.* Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Response: I do not believe that the proposed amendment violates any city ordinances.

2.4.1e.1c *Changed conditions.* Whether and the extent to which there are changed conditions that require an amendment.

Response: I do not believe that there are any necessary changes to conditions as this amendment would only affect the sizing of ADU structures, modestly.

2.4.1e.1d *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Response: I believe that the proposed amendment addresses a community need because I am part of the community, as well as receiving several anecdotes from people who have run into this issue previously.

2.4.1e.1e *Compatible with surrounding uses.* Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Response: I do not believe that the proposed amendment goes against any zoning intents, as the proposed size increase is minimal and simply brings the City of Alachua more in line with surrounding municipalities.

2.4.1e.1f *Development patterns*. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Response: I believe that the proposed amendment results in a logical and orderly development plan because the proposed changes are minor and do not leave space for increasingly large accessory dwellings in the future.

2.4.1e.1g *Effect on natural environment*. Whether and the extent to which the proposed amendment would 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.

I do not believe that the proposed amendment poses any significant adverse environmental effects since ADUs are already allowed and the proposed amendment only increased its footprint by 200 SF.

2.4.1e.1h *Public facilities*. Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

Response: I believe that the proposed amendment bears no adverse effect on publicly served development since ADUs are already allowed and this amendment only slightly increases their maximum sizing.



City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16903 NW 171th Place Alachua, FL 32615
Parcel ID Number(s): 3049-1-12
Acreage: ± 5.75

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Terry A. Howard Title: _____
Company (if applicable): _____
Mailing Address: 16903 NW 171st PL
City: Alachua State: FL ZIP: 32615
Telephone: 352-514-5784 FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Caleb Sapp Title: Contractor
Company (if applicable): CNC Carpentry, LLC
Mailing address: 6826 SW 170th St.
City: Archer State: FL ZIP: 32618
Telephone: 352-727-1073 FAX: - e-mail: cnc.caleb@gmail.com

D. REQUESTED ACTION:

allow Caleb Sapp to received communications on behalf of Terry Howard.

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.

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

Terry A. Howard
Signature of Applicant

Signature of Co-applicant

Terry A. Howard
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 by means of physical appearance or online notarization

City of Alachua • Planning and Community Development Department
PO Box 9 • Alachua, FL 32616 • (386) 418-6121
Revised 2/16/2021



KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

this 3rd day of Dec 25 by Terry A. Howard

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

NOTARY SEAL



KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

Kristy Lee Thornton
Signature of Notary Public, State of Florida
Print Name: Kristy Lee Thornton
My Commission Expires March 17, 2026

City of Alachua
Planning and Community Development Department
PO Box 9 • Alachua, FL 32616 • (386) 418-6121
Revised 2/16/2021



City of Alachua • Planning and Community Development Department
PO Box 9 • Alachua, FL 32616 • (386) 418-6121
Revised 2/16/2021



RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 13, 2026

Submitted electronically to cnc.caleb@gmail.com

Caleb Sapp
CNC Carpentry, LLC
6826 SW 170th Street
Archer, Florida 32618

Application #: PTAL25-0002

RE: Completeness Review for Text Amendment Application to Section 4.4.4(A)(3), LDRs

Dear Caleb Sapp,

On December 8, 2025, the City of Alachua received your application for a text amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 4.4.4(A)(3) related to the size of an accessory dwelling unit.

Upon review of the application materials, the Planning Division has drafted an updated proposal that more comprehensively reviews and revises Section 4.4.4(A). This draft dated 1/13/2026 has been attached. Please review the proposed change from your original proposal and provide confirmation in writing that the draft is acceptable in its current form or provide an alternative proposal with justification as to the changes.

Please address the above comment no later than **5:00 PM on January 27, 2026**. Upon receipt of your confirmation, Staff will notify you of any remaining comments which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March Planning & Zoning Board (PZB) Meeting**.

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: PTAL25-002 - Draft Language 1/13/2026

Underline = Addition; ~~Strikethrough~~ = Removal

4.4.4 *Accessory uses and structures allowed.*

- (A) *Accessory dwelling unit.* An accessory dwelling unit shall comply with the following standards:
- (1) *Districts allowed.* Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.
 - (2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~
 - (3) *Size of accessory unit.* No accessory dwelling unit shall exceed 3340 percent of the size of the habitable floor area of the principal dwelling unit, or ~~800~~1,000 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the standard of Section 4.4.2(E)(3).
 - (4) *Limit on number.* There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.
 - (5) *Prohibited units.* Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.
 - (6) *Appearance.* The accessory dwelling unit must be of comparable aesthetic design to the principal structure.

~~(57)~~ *Off-street parking.* ~~At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~

~~(a)~~ *Minimum.* At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal residential use may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.

~~(a)~~ *Principal dwelling unit.* In no case may more than one required off-street parking space of the principal residential use be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.

~~(b)~~ *Maximum.* In no case may more than two off-street parking spaces be provided per accessory dwelling unit.

~~(68)~~ *Density.* Accessory dwelling units shall not count toward any applicable maximum residential density requirements.

~~(79)~~ *Resale.* Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

~~(810)~~ *Home occupations.* Home occupations shall be prohibited within an accessory dwelling unit.

~~(911)~~ *Other standards.*

(a) *Comply all other applicable standards of LDRs.* An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.

(b) *Case of conflict.* In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.



City of Alachua

Business Impact Estimate

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Overview

This business impact estimate is provided in accordance with section 166.041(4), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

Applicable Exemptions

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

- The proposed ordinance is required for compliance with federal or state law or regulation;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes and development agreements, as authorized by the Florida Local Government Development Agreement Act under section 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - c. Sections 190.005 and 190.046, Florida Statutes;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

¹ See Section 166.041(4)(c), Florida Statutes.

- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information.

Impact Estimate

1. Summary of the proposed ordinance

The proposed ordinance would increase the maximum size of accessory dwelling units and decrease the off-street parking requirement of accessory dwelling units, promoting intergenerational and more attainable housing in the City of Alachua, thus improving the health, safety, and welfare of residents. The proposed ordinance would amend standards for accessory dwelling units only and would not negatively impact commercial businesses.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

None

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

None

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

None

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

4. Additional information deemed useful (if any):

The proposed ordinance is a text amendment to the Land Development Regulations initiated by an application by a private party other than the municipality.



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 March 23, 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 as titled:

ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; 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 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 - March 12, 2026)



City of ALACHUA

PUBLIC NOTICE OF AN 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 March 23, 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 as titled:

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; 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 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 - March 12, 2026)

Notice is hereby given that an Election for 1 Archer, Alachua County, Florida, will be held on April 14th, 2026. The purpose of the election is two City Commission seats.

To elect a Commissioner for seats #4 & #5, the shall serve a term of four (4) years.

Qualifying for these seats will occur from noon on February 12th, 2026, through noon (12 pm) 2nd, 2026.

If no candidate receives a majority of the vote for the Seat in the election, a run-off election shall be held on April 28th, 2026, between the two (2) candidates who receive the highest number of votes in the election.

The polling site will be the Archer Community Center located at

16671 SW 137th Ave, Archer, Florida
Polls will be open from 7:00 a.m. to 7:00 p.m.

For more information, call Archer City Hall at 352-495-2880.

Deanna Alltop, Deputy City Clerk, or John Martin, Deputy City Manager

(Published: Alachua County Today - February 26, 2026, March 12, and March 19, 2026)



GAINESVILLE
Housing Authority
Where Housing Matters

PUBLIC NOTICE

The Gainesville Housing Authority (GHA) is accepting Housing Choice Voucher (Section 8) Waiting List applications on Wednesday, March 18, 2026 at 10:00 a.m.

GHA will accept 1,000 pre-applications and the list once all names are received.

To apply, please visit <https://gahousingmanager.com>.

Again, GHA accepts **ONLINE APPLICATIONS** so if you are a person with disabilities and need a reasonable accommodation, call (352) 352-8800, stop by the main office: 1900 SE 4th Street, Gainesville, FL 32641, no later than Wednesday, March 11, 2026, 5:00 p.m. to complete your request and schedule an appointment for assistance.

NOTICE: No applicant has a right or entitlement to be listed or hold any particular position on the waiting list. (CFR 982.202 (c)).



(Published: Alachua County Today - March 05, 2026 and March 12, 2026)



Carson J. Crockett, AICP
Principal Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and
the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, FL 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, FL 33701 | (727) 822-4317

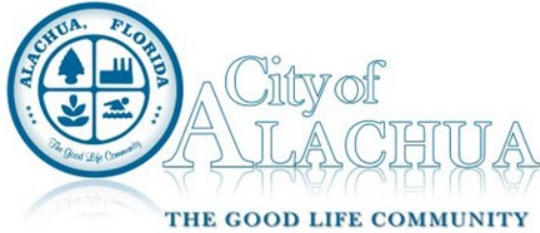
PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word
PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient



Commission Agenda Item

MEETING DATE: March 23, 2026

SUBJECT: ORDINANCE 26-07 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (First Reading; Legislative Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City’s Land Development Regulations and (1) adopt Ordinance 26-07 upon first reading and (2) schedule second and final reading for April 6, 2026.

Recommended Motion: I move that, based upon the presentation before this Commission and Staff’s recommendation, this Commission finds the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City’s Land Development Regulations and (1) adopt Ordinance 26-07 upon first reading and (2) schedule second and final reading for April 6, 2026.

Summary

This application is a request by the City of Alachua Planning & Community Development Department for a text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations. The proposed text amendment is solely for the purpose of complying with Florida Statute 397.487, which was amended by Senate Bill 954 (2025).

The amendment to Article 2 would establish a new section, Section 2.4.25, Reasonable accommodation for certified recovery residence. Proposed Section 2.4.25 would outline the administrative process to receive a reasonable accommodation from the Land Development Regulations in cases where a certified recovery residence is attempting to establish, but a

specific standard in the Land Development Regulations is prohibiting such establishment. Proposed Section 2.4.25 is formatted to mirror other sections in Article 2 that deal with administrative reviews. The amendment to Article 10 would establish a new definition for certified recovery residences. Group home and community residential home are already defined in Article 10; however, the new definition is necessary for consistency with Florida Statute 397.487.

On March 10, 2026, the Planning & Zoning Board held a duly advertised public hearing and voted 5-0 to transmit the amendment to the City Commission with a recommendation to approve.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

- 1. Ordinance 26-07
- 2. Staff Report & Supporting Materials
- 3. Business Impact Estimate
- 4. Public Notice Materials
- 5. Carson J. Crockett, AICP - Resume on File

ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations (“LDRs”) through Ordinance 06-11, as amended from time to time; and,

WHEREAS, Senate Bill 954 (2025) amended Florida Statute 397.487, requiring the governing body of each county or municipality to adopt an ordinance that establishes a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence, among other things; and,

WHEREAS, a text amendment to the City’s LDRs has been proposed to comply with Florida Statute 397.487, further described below (“Amendment”); and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on March 10, 2026, by the Planning & Zoning Board, sitting as the Local Planning Agency (“LPA”) and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon first reading on March 23, 2026, and scheduled second and final reading for April 6, 2026;

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon second and final reading on _____, 2026; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City’s Comprehensive Plan and the City’s LDRs; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission of Alachua, Florida 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. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City’s Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations, Article 2

Article 2 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 2 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

Table 2.1-1: Development Review Structure					
S = Staff Review C = Plan Consistency Review R = Review and Advise					
D = Final Decision A = Appeal					
Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
<u>Other Permits</u>					
<u>Reasonable Accommodation for Certified Recovery Residence (Section 2.4.25)</u>	D	A			

2.4.25 Reasonable accommodation for certified recovery residence.

- (A) Purpose. The purpose of this section is to provide for a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, as required by Florida Statute 397.487(15).
- (B) Applicability. The requirements of this section shall apply to any request for a reasonable accommodation of a certified recovery residence from the standards of these LDRs.
- (C) Procedure.
 - (1) Submission of request for accommodation. Before an accommodation from the standards of these LDRs may be granted, a request for such accommodation must be submitted in writing on a form established by the LDR Administrator. The request must include, at a minimum:
 - (a) The name and contact information of the applicant or the applicant’s authorized agent;
 - (b) The property address and parcel identification number;
 - (c) A description of the accommodation requested and the section of these LDRs that the applicant seeks relief from;

- (d) A statement of how the reasonable accommodation requested is consistent with the with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.; and,
 - (e) A nonrefundable fee to defray the cost of review.
- (2) Determination of completeness. Upon receipt of the request, the application must be date stamped. Within 30 days after a request for accommodation is submitted, the LDR Administrator must determine whether the request is complete, in proper form, and accompanied by the appropriate fee.
- (a) If the LDR Administrator determines the request is not complete, a notice must be provided to the applicant specifying the deficiencies. The LDR Administrator must take no further action on the request for accommodation until the deficiencies are remedied.
 - (b) When the request is determined to be complete, the LDR Administrator will review the request and render a determination in accordance with the procedures and standards of this section.
- (3) Rendering of determination. Within 60 days of receipt of a complete application, the LDR Administrator will review the request against the standards of Section 2.4.25(D) of these LDRs and must render a determination either approving (in whole or in part), approving with conditions (in whole or in part), or denying the request for accommodation. If a written determination is not provided within 60 days of the receipt of a complete application, the application is deemed approved, unless a written consent signed by both the City and the applicant to a reasonable extension of time.
- (4) Form. The determination must be made in writing. If the determination denies the request for accommodation, the denial must state with specificity the objective, evidence-based reasons for denial and identify any deficiencies or actions necessary for appeal.
- (D) Standards of review.
- (1) The accommodation requested must not be achievable by other administrative means in these LDRs, including, but not limited to, an administrative adjustment (Section 2.4.8), a minor site plan (Section 2.4.9), minor subdivision or single-lot replat (Section 2.4.10), interpretation by LDR Administrator (Section 2.4.19), alternative parking compliance (Section 6.1.11), or alternative landscape plan (Section 6.2.2(D)(10)).
 - (2) The accommodation must be the minimum necessary to establish a certified recovery residence.
 - (3) The reasonable accommodation and the review of such reasonable accommodation must be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.
- (E) Effect. A granted accommodation permits for the relief of the specified section of these LDRs as outlined in the rendered determination only and applies to the subject property outlined in the rendered determination only. All other local, state, and federal laws, ordinances, codes, standards, policies, and regulations continue to apply to the certified recovery residence.

- (F) Period of validity. A granted accommodation shall remain valid during for the period that the established certified recovery residence is operating and shall expire at the latter of:
- (1) 180 days after the granted accommodation is approved if the certified recovery residence fails to establish or provide proof of such establishment and certification to the LDR Administrator;
 - (2) 180 days after the expiration of or failure to maintain certification or licensure as required by Florida Statute 397, provided that if certification or licensure is reinstated within this 180-day period the granted accommodation will continue;
 - (3) Immediately upon cessation of the subject property's use as a certified recovery residence, in which case the granted accommodation becomes void.
- (G) Extension. Upon the applicant submitting a written request at least 30 days prior to the expiration of the granted accommodation and upon a showing of good cause, the LDR Administrator may grant one extension not to exceed 180 days. The granted accommodation shall be deemed extended until the LDR Administrator has acted upon the request. Failure to submit an application for an extension within the time limits established by this section shall result in the expiration of the granted accommodation.
- (H) Revocation. Notwithstanding the period of validity established in Section 2.4.25(F), a granted accommodation may be revoked by the LDR Administrator for cause, including, but not limited to, a violation of the conditions of approval of the granted accommodation or failure to obtain and maintain a local business tax receipt.
- (I) Appeal of decision of LDR Administrator. Any person aggrieved or affected by a decision of the LDR Administrator may appeal such decision to the BOA in accordance with Section 2.4.20 of these LDRs.

Section 4. Amendment to the Land Development Regulations, Article 10

Article 10 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 10 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

Section 10.2 *Definitions.*

Certified recovery residence means a recovery residence, as defined by Florida Statute 397.311, that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator. For the purposes of Florida Statute 397.487(15), a certified recovery residence is governed by these LDRs as a community residential home or group home and Section 2.4.25 of these LDRs. (See also *community residential home and group home*).

Section 5. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 6. 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 the City of Alachua, Florida.

Section 7. Repealing Clause

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

Section 8. 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 9. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 23rd day of March, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this ____ day of _____, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladares, City Manager/Clerk

Scott Walker, City Attorney



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Legislative Hearing

March 10, 2026
Application #: PTAL26-0001

SUBJECT:

A staff-initiated text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations relating to the establishment of a process to receive a reasonable accommodation for certified recovery residences as required by Florida Statute 397.487.

APPLICANT/AGENT:

City of Alachua Planning & Community Development

PROJECT PLANNER:

Carson J. Crockett, AICP

RECOMMENDATION:

Staff recommends that the Planning & Zoning Board find the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and transmit such finding 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 proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.

SUMMARY

This application is a request by the City of Alachua Planning & Community Development Department for a text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations. The proposed text amendment is solely for the purpose of complying with Florida Statute 397.487, which was amended by Senate Bill 954 (2025).

The amendment to Article 2 would establish a new section, Section 2.4.25, Reasonable accommodation for certified recovery residence. Proposed Section 2.4.25 would outline the administrative process to receive a reasonable accommodation from the Land Development Regulations in cases where a certified recovery residence is attempting to establish, but a specific standard in the Land Development Regulations is prohibiting such establishment. Proposed Section 2.4.25 is formatted to mirror other sections in Article 2 that deal with administrative reviews. The amendment to Article 10 would establish a new definition for certified recovery residences. Group home and community residential home are already defined in Article 10; however, the new definition is necessary for consistency with Florida Statute 397.487.

PROPOSED LAND DEVELOPMENT REGULATIONS

TEXT AMENDMENT

Text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed.

SECTION 2.4, SPECIFIC REQUIREMENTS FOR APPLICATIONS FOR DEVELOPMENT PERMITS

2.4.25 Reasonable accommodation for certified recovery residence.

- (A) Purpose. The purpose of this section is to provide for a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, as required by Florida Statute 397.487(15).
- (B) Applicability. The requirements of this section shall apply to any request for a reasonable accommodation of a certified recovery residence from the standards of these LDRs.
- (C) Procedure.
 - (1) Submission of request for accommodation. Before an accommodation from the standards of these LDRs may be granted, a request for such accommodation must be submitted in writing on a form established by the LDR Administrator. The request must include, at a minimum:
 - (a) The name and contact information of the applicant or the applicant's authorized agent;
 - (b) The property address and parcel identification number;
 - (c) A description of the accommodation requested and the section of these LDRs that the applicant seeks relief from;
 - (d) A statement of how the reasonable accommodation requested is consistent with the with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.; and,
 - (e) A nonrefundable fee to defray the cost of review.
 - (2) Determination of completeness. Upon receipt of the request, the application must be date stamped. Within 30 days after a request for accommodation is submitted, the LDR Administrator must determine whether the request is complete, in proper form, and accompanied by the appropriate fee.

(a) If the LDR Administrator determines the request is not complete, a notice must be provided to the applicant specifying the deficiencies. The LDR Administrator must take no further action on the request for accommodation until the deficiencies are remedied.

(b) When the request is determined to be complete, the LDR Administrator will review the request and render a determination in accordance with the procedures and standards of this section.

(3) *Rendering of determination.* Within 60 days of receipt of a complete application, the LDR Administrator will review the request against the standards of Section 2.4.25(D) of these LDRs and must render a determination either approving (in whole or in part), approving with conditions (in whole or in part), or denying the request for accommodation. If a written determination is not provided within 60 days of the receipt of a complete application, the application is deemed approved, unless a written consent signed by both the City and the applicant to a reasonable extension of time.

(4) *Form.* The determination must be made in writing. If the determination denies the request for accommodation, the denial must state with specificity the objective, evidence-based reasons for denial and identify any deficiencies or actions necessary for appeal.

(D) *Standards of review.*

(1) The accommodation requested must not be achievable by other administrative means in these LDRs, including, but not limited to, an administrative adjustment (Section 2.4.8), a minor site plan (Section 2.4.9), minor subdivision or single-lot replat (Section 2.4.10), interpretation by LDR Administrator (Section 2.4.19), alternative parking compliance (Section 6.1.11), or alternative landscape plan (Section 6.2.2(D)(10)).

(2) The accommodation must be the minimum necessary to establish a certified recovery residence.

(3) The reasonable accommodation and the review of such reasonable accommodation must be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

(E) *Effect.* A granted accommodation permits for the relief of the specified section of these LDRs as outlined in the rendered determination only and applies to the subject property outlined in the rendered determination only. All other local, state, and federal laws, ordinances, codes, standards, policies, and regulations continue to apply to the certified recovery residence.

- (F) Period of validity. A granted accommodation shall remain valid during for the period that the established certified recovery residence is operating and shall expire at the latter of:
- (1) 180 days after the granted accommodation is approved if the certified recovery residence fails to establish or provide proof of such establishment and certification to the LDR Administrator;
 - (2) 180 days after the expiration of or failure to maintain certification or licensure as required by Florida Statute 397, provided that if certification or licensure is reinstated within this 180-day period the granted accommodation will continue;
 - (3) Immediately upon cessation of the subject property's use as a certified recovery residence, in which case the granted accommodation becomes void.
- (G) Extension. Upon the applicant submitting a written request at least 30 days prior to the expiration of the granted accommodation and upon a showing of good cause, the LDR Administrator may grant one extension not to exceed 180 days. The granted accommodation shall be deemed extended until the LDR Administrator has acted upon the request. Failure to submit an application for an extension within the time limits established by this section shall result in the expiration of the granted accommodation.
- (H) Revocation. Notwithstanding the period of validity established in Section 2.4.25(F), a granted accommodation may be revoked by the LDR Administrator for cause, including, but not limited to, a violation of the conditions of approval of the granted accommodation or failure to obtain and maintain a local business tax receipt.
- (I) Appeal of decision of LDR Administrator. Any person aggrieved or affected by a decision of the LDR Administrator may appeal such decision to the BOA in accordance with Section 2.4.20 of these LDRs.

SECTION 10.2, DEFINITIONS

Certified recovery residence means a recovery residence, as defined by Florida Statute 397.311, that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator. For the purposes of Florida Statute 397.487(15), a certified recovery residence is governed by these LDRs as a community residential home or group home and Section 2.4.25 of these LDRs. (See also community residential home and group home).

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.

Housing Element

Objective 1.3: *Special Needs Households*

The City shall coordinate with other government agencies, and private and non-profit entities to ensure the availability of adequate, affordable housing for special needs households, including group home facilities within residential areas or areas of residential character, including group homes or foster care facilities as licensed or funded by the Florida Department of Children and Families.

Policy 1.3.a: The City shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes. The City shall approve the siting of a community residential home, unless the City determines that the siting of the home at the site selected:

1. does not meet applicable licensing criteria established and determined by the Florida Department of Health and Rehabilitative Services, including requirements that the home be located to assure the safe care and supervision of all clients in the home; or
2. would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over-concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low- or moderate-density residential land use category shall be considered to substantially alter the nature and character of the area.)

Evaluation & Findings: The proposed text amendment directly supports Objective 1.3 and Policy 1.3.a of the Housing Element of the Comprehensive Plan by providing additional relief in the siting and establishment of certified recovery residences, including group homes and community residential homes.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Text Amendments to the Land Development Regulations Standards

Section 2.4.1(E)(1) of the City’s Land Development Regulations (LDRs) establishes the standards with which all text amendments to the Land Development Regulations must be found compliant. The proposed amendment has been reviewed for compliance with the standards of Section 2.4.1(E)(1). An evaluation of the findings of compliance with the standards of Section 2.4.1(E)(1) is provided below.

- (1) **Text Amendments.** Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weigh the relevance of the following factors:

- (a) ***Consistent with Comprehensive Plan.*** Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Evaluation & Findings: The proposed text amendment does not conflict with any goals, objectives, or policies in the City’s Comprehensive Plan. An analysis of consistency with the City’s Comprehensive Plan has been included in this report.

- (b) ***Consistent with ordinances.*** Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Evaluation & Findings: The proposed text amendment does not conflict with any other provisions of the City’s Land Development Regulations of Code of Ordinances.

- (c) ***Changed conditions.*** Whether and the extent to which there are changed conditions that require an amendment.

Evaluation & Findings: The amendment of Florida Statute 397.487 by Senate Bill 954 in 2025 directly requires this text amendment to the City’s LDRs.

- (d) ***Community need.*** Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Evaluation & Findings: The amendment of Florida Statute 397.487 by Senate Bill 954 in 2025 directly requires this text amendment to the City’s LDRs. The demonstrated community need is to comply with Florida Statute 397.487.

- (e) ***Compatible with surrounding uses.*** Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Evaluation & Findings: The proposed text amendment does not alter existing residential protection or other compatibility standards. The amendment of Florida Statute 397.487 by Senate Bill 954 in 2025 directly requires this text amendment to the City's LDRs. As such, any reduction in compatibility standards granted by a waiver of such compatibility standards through the proposed Section 2.4.25 is a result of compliance with Florida Statute pre-empting the City's Land Development Regulations.

- (f) ***Development patterns.*** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The proposed text amendment does not seek to alter the pattern of development. The proposed text amendment seeks to govern certified recovery residences as group homes or community residential homes and the permitted zone districts and standards for such uses are not proposed to be amended.

- (g) ***Effect on natural environment.*** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendment does not alter existing environmental protection standards and will not impact the natural environment.

- (h) ***Public facilities.*** Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

Evaluation & Findings: Certified recovery residences will continue to be required to connect to public facilities as applicable by the zone district standards and City of Alachua Comprehensive Plan.

EXHIBIT "B"
TO
PTAL26-0001
CERTIFIED RECOVER RESIDENCE TEXT AMENDMENT TO
THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS
STAFF REPORT

DRAFT ORDINANCE
26-07

ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations (“LDRs”) through Ordinance 06-11, as amended from time to time; and,

WHEREAS, Senate Bill 954 (2025) amended Florida Statute 397.487, requiring the governing body of each county or municipality to adopt an ordinance that establishes a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence, among other things; and,

WHEREAS, a text amendment to the City’s LDRs has been proposed to comply with Florida Statute 397.487, further described below (“Amendment”); and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on March 10, 2026, by the Planning & Zoning Board, sitting as the Local Planning Agency (“LPA”) and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon first reading on _____, 2026, and scheduled second and final reading for _____, 2026;

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon second and final reading on _____, 2026; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City’s Comprehensive Plan and the City’s LDRs; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission of Alachua, Florida 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. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations, Article 2

Article 2 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 2 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

2.4.25 Reasonable accommodation for certified recovery residence.

(A) Purpose. The purpose of this section is to provide for a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, as required by Florida Statute 397.487(15).

(B) Applicability. The requirements of this section shall apply to any request for a reasonable accommodation of a certified recovery residence from the standards of these LDRs.

(C) Procedure.

(1) Submission of request for accommodation. Before an accommodation from the standards of these LDRs may be granted, a request for such accommodation must be submitted in writing on a form established by the LDR Administrator. The request must include, at a minimum:

(a) The name and contact information of the applicant or the applicant's authorized agent;

(b) The property address and parcel identification number;

(c) A description of the accommodation requested and the section of these LDRs that the applicant seeks relief from;

(d) A statement of how the reasonable accommodation requested is consistent with the with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.; and,

(e) A nonrefundable fee to defray the cost of review.

(2) Determination of completeness. Upon receipt of the request, the application must be date stamped. Within 30 days after a request for accommodation is submitted, the LDR Administrator must determine whether the request is complete, in proper form, and accompanied by the appropriate fee.

(a) If the LDR Administrator determines the request is not complete, a notice must be provided to the applicant specifying the deficiencies. The LDR Administrator must take no further action on the request for accommodation until the deficiencies are remedied.

- (b) When the request is determined to be complete, the LDR Administrator will review the request and render a determination in accordance with the procedures and standards of this section.
- (3) Rendering of determination. Within 60 days of receipt of a complete application, the LDR Administrator will review the request against the standards of Section 2.4.25(D) of these LDRs and must render a determination either approving (in whole or in part), approving with conditions (in whole or in part), or denying the request for accommodation. If a written determination is not provided within 60 days of the receipt of a complete application, the application is deemed approved, unless a written consent signed by both the City and the applicant to a reasonable extension of time.
- (4) Form. The determination must be made in writing. If the determination denies the request for accommodation, the denial must state with specificity the objective, evidence-based reasons for denial and identify any deficiencies or actions necessary for appeal.
- (D) Standards of review.
- (1) The accommodation requested must not be achievable by other administrative means in these LDRs, including, but not limited to, an administrative adjustment (Section 2.4.8), a minor site plan (Section 2.4.9), minor subdivision or single-lot replat (Section 2.4.10), interpretation by LDR Administrator (Section 2.4.19), alternative parking compliance (Section 6.1.11), or alternative landscape plan (Section 6.2.2(D)(10)).
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- (E) Effect. A granted accommodation permits for the relief of the specified section of these LDRs as outlined in the rendered determination only and applies to the subject property outlined in the rendered determination only. All other local, state, and federal laws, ordinances, codes, standards, policies, and regulations continue to apply to the certified recovery residence.
- (F) Period of validity. A granted accommodation shall remain valid during for the period that the established certified recovery residence is operating and shall expire at the latter of:
- (1) 180 days after the granted accommodation is approved if the certified recovery residence fails to establish or provide proof of such establishment and certification to the LDR Administrator;
- (2) 180 days after the expiration of or failure to maintain certification or licensure as required by Florida Statute 397, provided that if certification or licensure is reinstated within this 180-day period the granted accommodation will continue;
- (3) Immediately upon cessation of the subject property's use as a certified recovery residence, in which case the granted accommodation becomes void.

- (G) Extension. Upon the applicant submitting a written request at least 30 days prior to the expiration of the granted accommodation and upon a showing of good cause, the LDR Administrator may grant one extension not to exceed 180 days. The granted accommodation shall be deemed extended until the LDR Administrator has acted upon the request. Failure to submit an application for an extension within the time limits established by this section shall result in the expiration of the granted accommodation.
- (H) Revocation. Notwithstanding the period of validity established in Section 2.4.25(F), a granted accommodation may be revoked by the LDR Administrator for cause, including, but not limited to, a violation of the conditions of approval of the granted accommodation or failure to obtain and maintain a local business tax receipt.
- (I) Appeal of decision of LDR Administrator. Any person aggrieved or affected by a decision of the LDR Administrator may appeal such decision to the BOA in accordance with Section 2.4.20 of these LDRs.

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Article 10 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 10 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

Section 10.2 Definitions.

Certified recovery residence means a recovery residence, as defined by Florida Statute 397.311, that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator. For the purposes of Florida Statute 397.487(15), a certified recovery residence is governed by these LDRs as a community residential home or group home and Section 2.4.25 of these LDRs. (See also community residential home and group home).

Section 5. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 6. 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 the City of Alachua, Florida.

Section 7. Repealing Clause

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

Section 8. 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 9. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the ____ day of _____, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this ____ day of _____, 2026.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladares, City Manager/Clerk

Scott Walker, City Attorney

EXHIBIT "B"
TO
PTAL26-0001
CERTIFIED RECOVER RESIDENCE TEXT AMENDMENT TO
THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS
STAFF REPORT

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

Carson J. Crockett

From: Carson J. Crockett
Sent: Monday, February 9, 2026 4:46 PM
To: 'Danielle Adams'; Bryan Thomas
Cc: Rodolfo Valladares; Scott Walker; Kiersten Ballou; Jazzlyn Shannon
Subject: RE: SB 954

Thank you Danielle,

We will move this forward to the March PZB meeting so we can get this ordinance taken care of.



CARSON J. CROCKETT

Principal Planner

☎ 386.418.6137

✉ ccrockett@cityofalachua.org

🌐 www.cityofalachua.org

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

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From: Danielle Adams <Danielle@foldswalker.com>
Sent: Monday, February 9, 2026 8:53 AM
To: Carson J. Crockett <ca_crockett@cityofalachua.org>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: Re: SB 954

That's fine - you're giving them more time than necessary, so I think you're safe in terms of statutory interpretation.

Thank you!

Danielle C. Adams, Esq.
Folds Walker, LLC
527 E University Ave
Gainesville, FL 32601
P: (352) 372-1282
F: (352) 375-9960
E: Danielle@FoldsWalker.com

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From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Monday, February 9, 2026 8:48 AM
To: Danielle Adams <Danielle@foldswalker.com>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: RE: SB 954

Good morning Danielle,

Thank you for reviewing.

Regarding the 30 days to respond to an incomplete application, Section 2.2.6(B)(2) of the City's LDRs already affords 45 days to respond to incomplete applications and I did not want to contradict this section. Is the existing section sufficient to cover this requirement? Please confirm.

I'll go ahead and make that edit for the determination time requirement.



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From: Danielle Adams <Danielle@foldswalker.com>
Sent: Friday, February 6, 2026 11:14 AM
To: Carson J. Crockett <ca_crockett@cityofalachua.org>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: Re: SB 954

Howdy!

I've reviewed the attached and think you've done a really nice job.

The additions I have are as follows:

Under section (C)(2), we should specify that the applicant has at least thirty days to respond to our notification that the application is incomplete.

We need to add somewhere that if a written determination is not issued within 60 days after receipt of the completed application, it is deemed approved unless the parties agree to an extension of time. I would suggest adding that to (C)(3). Just a single sentence that says something to the effect of: If a written determination is not provided within sixty (60) days of the receipt of a complete application, the application is deemed approved, absent a written consent signed by both the City and the applicant to a reasonable extension of time.

Otherwise, it looks good to me!

Thank you!

Danielle C. Adams, Esq.
Folds Walker, LLC
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Gainesville, FL 32601
P: (352) 372-1282
F: (352) 375-9960
E: Danielle@FoldsWalker.com

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From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Thursday, January 8, 2026 3:25 PM
To: Danielle Adams <Danielle@foldswalker.com>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: RE: SB 954

Good afternoon Danielle,

We did determine that while our LDRs address community residential home and group home (which are functionally certified recovery residences), we need to establish the required “reasonable accommodation” process and we need to formally define certified recovery residence.

I have drafted a proposal to add the required process as a new code section, Section 2.4.25, that is generally consistent with our other application processes and language while also fulfilling the statute requirement. Also proposed is a definition to be added in Article 10. Please review to ensure compliance with that statute, and any other suggestions you have, when you have a moment.

All language is proposed to be added. I wanted to be as least intrusive to the code language as possible.

Please let me know if you have any thoughts or questions. Thank you,



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

From: Danielle Adams <Danielle@foldswalker.com>
Sent: Thursday, January 8, 2026 12:54 PM
To: Bryan Thomas <br_thomas@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: Re: SB 954

Howdy!

Just wanted to see what conclusion you and Carson had come to on this so I can mark it off my to do list.

Thank you!

Danielle C. Adams, Esq.
Folds Walker, LLC
527 E University Ave
Gainesville, FL 32601
P: (352) 372-1282
F: (352) 375-9960
E: Danielle@FoldsWalker.com

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From: Bryan Thomas <br_thomas@cityofalachua.org>

Sent: Thursday, December 4, 2025 1:35 PM

To: Danielle Adams <Danielle@foldswalker.com>; Carson J. Crockett <ca_crockett@cityofalachua.org>

Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>

Subject: RE: SB 954

Good afternoon Danielle,

Carson and I were just discussing this and he has analyzed our code relative to the new statute and believes that our existing code already addresses a significant amount of the requirements. We'll compare with your code from High Springs and identify the areas that will need to be addressed.

Thank you,



BRYAN S. THOMAS

Director of Planning & Community Development

☎ 386-418-6122

☎ 352-494-9033

✉ br_thomas@cityofalachua.org

🌐 www.cityofalachua.org

From: Danielle Adams <Danielle@foldswalker.com>

Sent: Thursday, December 4, 2025 10:42 AM

To: Bryan Thomas <br_thomas@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>

Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>

Subject: SB 954

Howdy!

Hope all is well in your world. I wasn't sure what previous counsel had informed you of in terms of bills going into effect at the start of the year, so I wanted to touch base about SB 954. SB 954 requires Cities to establish code provisions on Certified Recovery Residences. I have attached the ordinance I did for High Springs hereto

for your review and consideration. In the event Alachua has not passed something to this effect, we will need to move on putting an ordinance together.

Thank you!

Danielle C. Adams, Esq.
Folds Walker, LLC
527 E University Ave
Gainesville, FL 32601
P: (352) 372-1282
F: (352) 375-9960
E: Danielle@FoldsWalker.com

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City of Alachua

Business Impact Estimate

ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Overview

This business impact estimate is provided in accordance with section 166.041(4), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

Applicable Exemptions

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

- The proposed ordinance is required for compliance with federal or state law or regulation;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes and development agreements, as authorized by the Florida Local Government Development Agreement Act under section 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - c. Sections 190.005 and 190.046, Florida Statutes;

¹ See Section 166.041(4)(c), Florida Statutes.

- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information.

Impact Estimate

1. Summary of the proposed ordinance

Senate Bill 954 (2025) amended Florida Statute 397.487, requiring the governing body of each county or municipality to adopt an ordinance that establishes a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence, among other things.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

None

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

\$200 application fee for applicants. Only certified recovery residences seeking a reasonable accommodation would apply for such relief. Businesses are not required to apply for such accommodation, voluntary participation only.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

Estimated Regulatory Costs per Application: \$200 (See box 4)
 Estimated Revenue per Application: \$200
 Net City Cost per Application: \$0

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

4. Additional information deemed useful (if any):

Estimated regulatory costs include: four hours of staff review time at an average hourly rate of \$40 per hour; overhead costs, including electric and water during the four hours of staff review time; administration costs, including printing, software licensing, long-term retention of files electronically as applicable by public records laws, etc.



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 March 23, 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 as titled:

ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; 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 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 - March 12, 2026)



City of ALACHUA

PUBLIC NOTICE OF AN 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 March 23, 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 as titled:

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; 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 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 - March 12, 2026)

Notice is hereby given that an Election for 1 Archer, Alachua County, Florida, will be held on April 14th, 2026. The purpose of the election is two City Commission seats.

To elect a Commissioner for seats #4 & #5, the shall serve a term of four (4) years.

Qualifying for these seats will occur from noon on February 12th, 2026, through noon (12 pm) 2nd, 2026.

If no candidate receives a majority of the vote for the Seat in the election, a run-off election shall be held on April 28th, 2026, between the two (2) candidates who receive the highest number of votes in the election.

The polling site will be the Archer Community Center located at

16671 SW 137th Ave, Archer, Florida
Polls will be open from 7:00 a.m. to 7:00 p.m.

For more information, call Archer City Hall at 352-495-2880.

Deanna Alltop, Deputy City Clerk, or John Martin, Deputy City Manager

(Published: Alachua County Today - February 26, 2026, March 12, and March 19, 2026)



GAINESVILLE
Housing Authority
Where Housing Matters

PUBLIC NOTICE

The Gainesville Housing Authority (GHA) is accepting Housing Choice Voucher (Section 8) Waiting List applications on Wednesday, March 18, 2026 at 10:00 a.m.

GHA will accept 1,000 pre-applications and the list once all names are received.

To apply, please visit <https://gahousingmanager.com>.

Again, GHA accepts **ONLINE APPLICATIONS** so if you are a person with disabilities and need a reasonable accommodation, call (352) 352-8800, stop by the main office: 1900 SE 4th Street, Gainesville, FL 32641, no later than Wednesday, March 11, 2026, 5:00 p.m. to complete your request and schedule an appointment for assistance.

NOTICE: No applicant has a right or entitlement to be listed or hold any particular position on the waiting list. (CFR 982.202 (c)).



(Published: Alachua County Today - March 05, 2026 and March 12, 2026)



Carson J. Crockett, AICP
Principal Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and
the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, FL 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, FL 33701 | (727) 822-4317

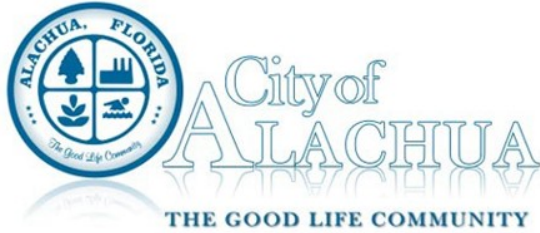
PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word
PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient



Board Agenda Item

MEETING DATE: March 23, 2026

SUBJECT: Ordinance 26-04 | 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 (Legislative Hearing, second reading).

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the City Commission find the Small-Scale Comprehensive Plan Amendment submitted by Professional Engineering Consultants, LLC, on behalf of Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehensive Plan and approve Ordinance 26-04 upon second and final reading.

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 Professional Engineering Consultants, LLC, on behalf of Alachua 441/235, LLC to be consistent with the City of Alachua Comprehensive Plan and approve Ordinance 26-04 upon second and final reading.

Summary

This application is a request by R. Scott Batterson, PE (applicant/agent) on behalf of Alachua 441/205, 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 Commercial on a \pm 4.17-acre subject property with tax parcel number 03042-052-007.

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 Commercial Intensive (CI).

Existing Future Land Use Designation

Objective 1.1 and Policies 1.1.a – 1.1.d of the Future Land Use Element (FLUE) establish the

Agriculture land use category. Objective 1.1. states that the Agriculture land use category is established in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua. Permitted uses within the Agriculture land use category are established in Policies 1.1.a – 1.1.d of the FLUE, and include: residential uses such as single family detached dwelling units, manufactured homes, accessory dwelling units, and group living, as provided by special exception; supporting community services such as schools, houses of worship, parks and community centers; agri-business and agritourism uses such as 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, agriculture support services, agri-tourism related activities, small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and conservation subdivisions.

Proposed Future Land Use Designation

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, the purpose of which is “provide for general commercial uses, as well as more intense commercial and highway commercial uses.” This land use is intended for large-scale, and regional commercial uses. Development in the Commercial land use category may occur as mixed-use or non-mixed-use. The following uses are allowed within the Commercial land use category: 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. Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

On February 10, 2026, the City of Alachua Planning & Zoning Board held a duly advertised public hearing and voted 5-0 to transmit the application to the City Commission with a recommendation to approve.

On March 9, 2026, the City Commission held a duly advertised public hearing and voted 5-0 to approve Ordinance 26-04 on first reading.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Ordinance 26-04
2. Staff Report & Draft Ordinance
3. Application Materials
4. Public Notice Materials
5. Bryan S. Thomas, COA Resume

ORDINANCE 26-04

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 FROM AGRICULTURE TO COMMERCIAL ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a small-scale Comprehensive Plan amendment (“Amendment”), as described below, to the City of Alachua 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 February 10, 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 duly advertised public hearings on March 9, 2026, and _____, 2026, on the proposed Amendment and provided for and received public participation; 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 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 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 Amended

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Agriculture to Commercial on a ± 4.17-acre subject property, consisting of tax parcel number 03042-052-007 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein by reference.

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 be effective upon its passage and adoption on the second and final reading. 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 on the 9th of March, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladares, City Manager/Clerk

Scott Walker, City Attorney

EXHIBIT "A"

Legal Description:

Tax Parcel: 03042-052-007

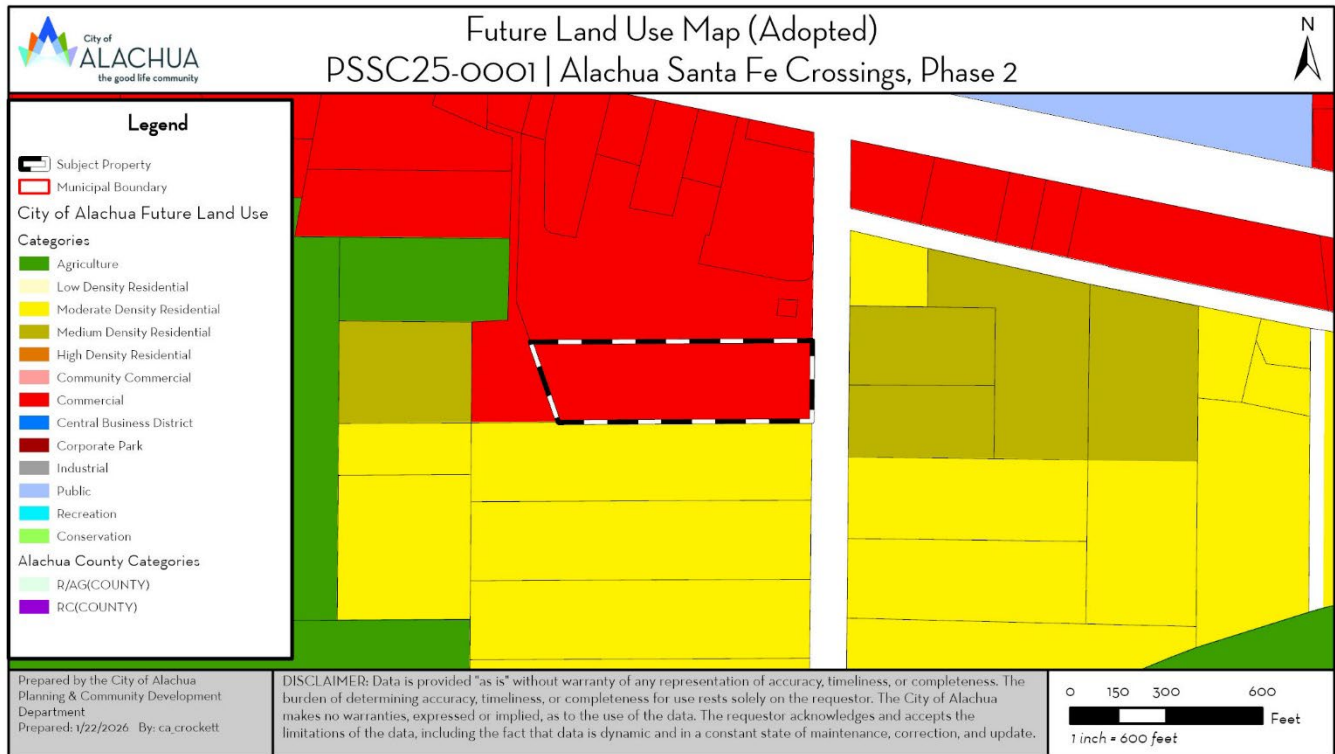
LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S 235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

EXHIBIT "B"





City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: February 10, 2026
Legislative Hearing

SUBJECT: A request to amend the Future Land Use Map (FLUM)
APPLICANT/AGENT: Professional Engineering Consultants, LLC
PROPERTY OWNER: Alachua 441/235, LLC
LOCATION: Generally located South of US 441, west of CR 235A
PARCEL ID NUMBER: 03042-052-007
FLUM DESIGNATION: Agriculture
ZONING: Agriculture (A)
OVERLAY: N/A
ACREAGE: ± 4.17
PROJECT PLANNER: Bryan S. Thomas, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Small-Scale Comprehensive Plan Amendment submitted by Professional Engineering Consultants, LLC, on behalf of Alachua 441/235, LLC 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 Alachua 441/235, 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 is a request by Professional Engineering Consultants, LLC (applicant/agent) on behalf of Alachua 441/205, 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 Commercial on a ± 4.17-acre subject property with tax parcel number 03042-052-007.

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 Commercial Intensive (CI).

Existing Future Land Use Designation

Objective 1.1 and Policies 1.1.a - 1.1.d of the Future Land Use Element (FLUE) establish the Agriculture land use category. Objective 1.1 states that the Agriculture land use category is established in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua. Permitted uses within the Agriculture land use category are established in Policies 1.1.a - 1.1.d of the FLUE, and include: residential uses such as single family detached dwelling units, manufactured homes, accessory dwelling units, and group living, as provided by special exception; supporting community services such as schools, houses of worship, parks and community centers; agri-business and agritourism uses such as 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, agriculture support services, agri-tourism related activities, small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and conservation subdivisions.

Proposed Future Land Use Designation

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, the purpose of which is “provide for general commercial uses, as well as more intense commercial and highway commercial uses.” This land use is intended for large-scale, and regional commercial uses. Development in the Commercial land use category may occur as mixed-use or non-mixed-use. The following uses are allowed within the Commercial land use category: 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. Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Table 1. Comparison of Existing/Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Commercial
Max. Gross Density:	1 dwelling/5-acres 1 dwelling unit	63 units
Max. Floor Area:	0.5 Floor Area Ratio (FAR) 90,823 square feet	0.85 Floor Are Ratio (FAR)* 154,398 square feet
Typical Uses:	<ol style="list-style-type: none"> 1. Single-family detached dwelling units; 2. Manufactured homes; 3. Accessory dwelling units; 4. Group living; and, 5. Agricultural related uses. 	<ol style="list-style-type: none"> 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.
Net Increase/Decrease:	<p style="text-align: center;">Increase of 62 dwellings Increase of 63,575 square feet for non-residential</p>	
<p>*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.</p>		

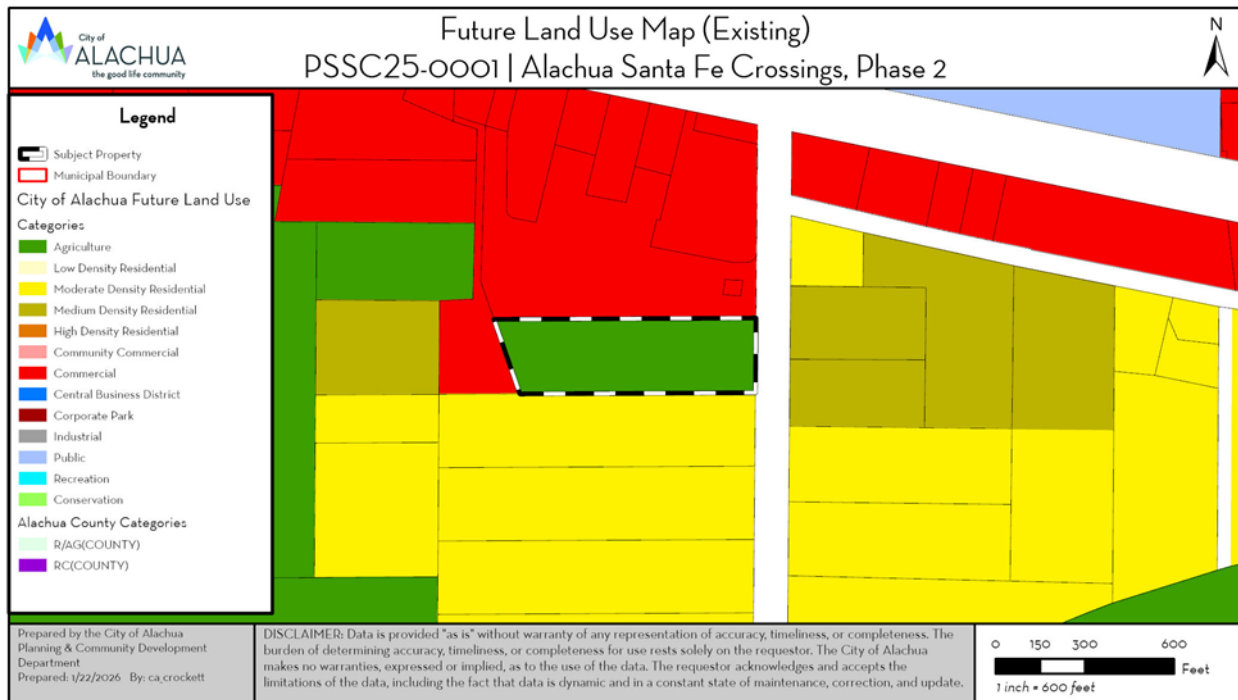


Figure 1. Existing Future Land Use Map with Subject Property

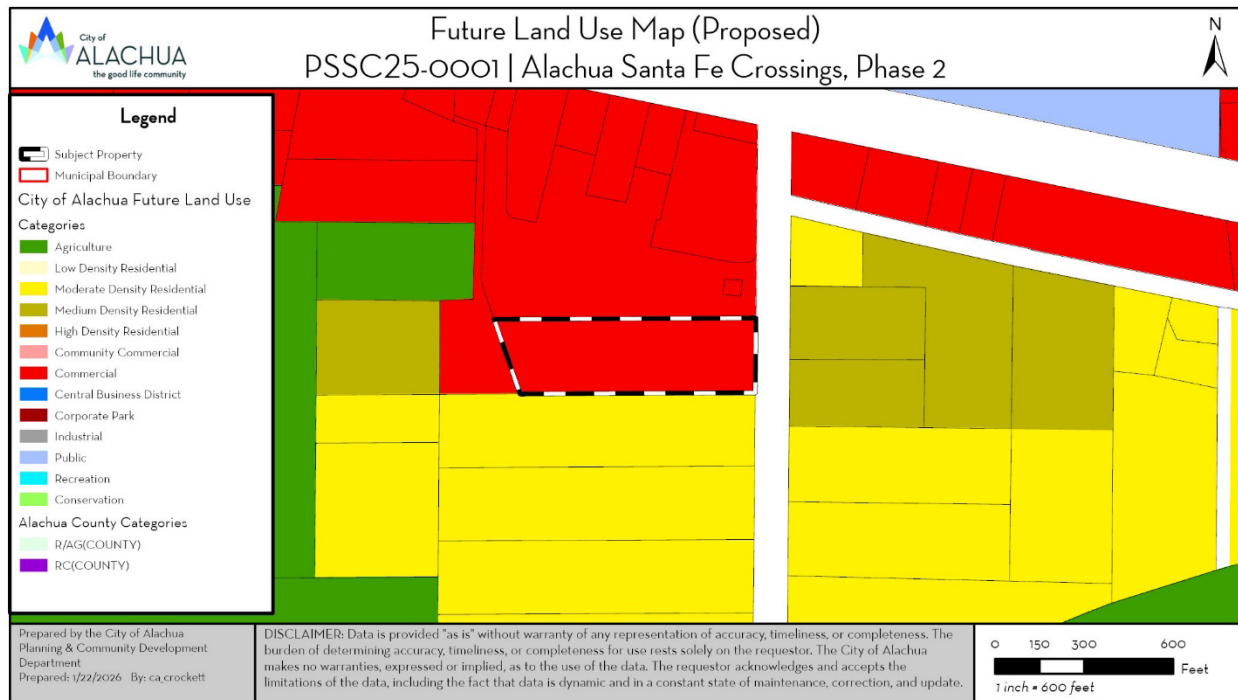


Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

The property historically was utilized as a tree farm. There are no existing structures located on the subject property. The majority of the subject property consists of a planted pine forest. The remainder of the property is primarily driveway and utility easement.

SURROUNDING USES

The existing uses, FLUM Designations, and zone 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	Commercial	Commercial Intensive (CI)
South	Vacant Lands	Moderate Density Res.	Planned Development Res. (PD-R)
East	Fire Station	Medium Density Res.	Residential Multifamily-8 (RMF-8)
West	Residential	Commercial	Commercial Intensive (CI)

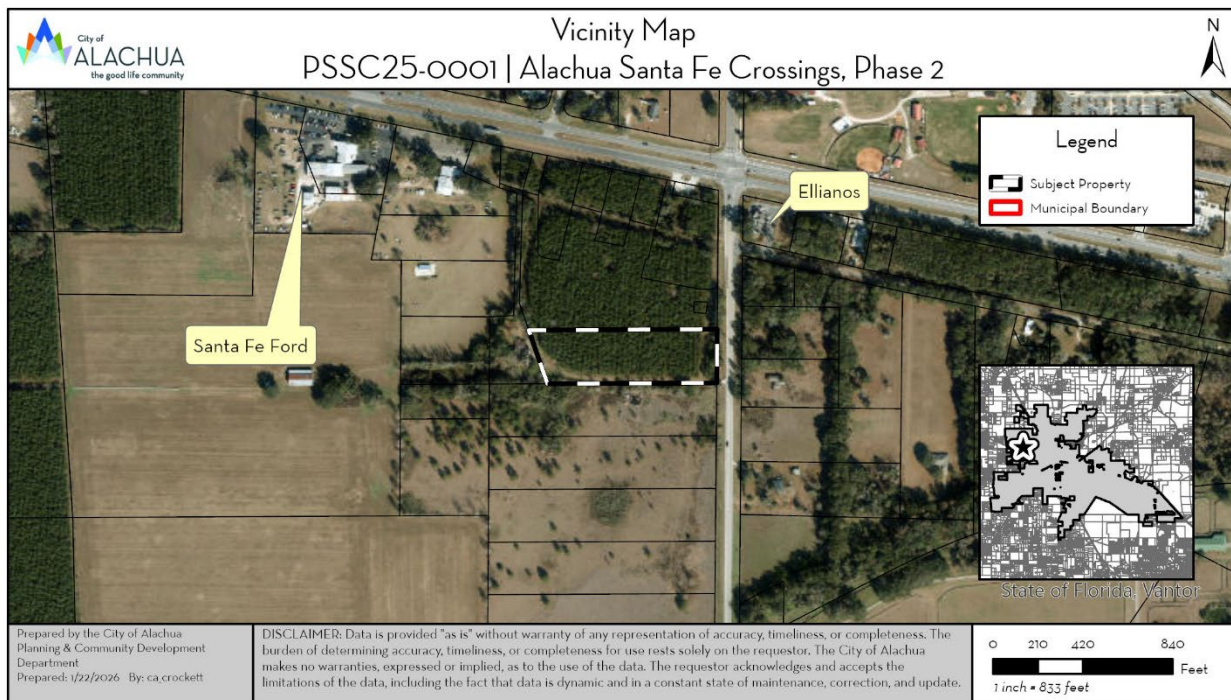


Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

While not required for a small-scale Comprehensive Plan amendment, a neighborhood meeting was held on February 13, 2025 at Alachua County Library Alachua Branch 14913 NW 140 St., Alachua, FL 32615, to discuss the accompanying rezoning application. The applicant was available to answer questions. Materials submitted by the applicant indicated the meeting was attended by two members of the community, that “expressed their strong support” for the Small-Scale Future Land Use Map Amendment and Rezoning.

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.

Objective 1.3: Commercial & Mixed-Use

The City shall establish three commercial and mixed-use 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, and the potential for mixed-use developments 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 while diversifying the housing stock.

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 current Agriculture Future Land Use designation is outdated and does not align with the existing commercial and residential land uses in the surrounding area. This requested amendment to the future land use map seeks to correct this inconsistency, ensuring that the Future Land Use Map (FLUM) accurately guides future development on the site. The subject property is currently bordered by properties assigned with the commercial future land use to the north and west. Given these circumstances, the proposed amendment to a Commercial designation more accurately reflects the established development pattern and character of the surrounding area than the existing Agriculture designation. This map amendment will enhance and facilitate a suitable transition from more intensive land uses towards lessening intensity in the residential areas.

The applicant asserts that the proposed future land use map amendment from Agriculture to Commercial is necessary to align the map with a more appropriate land use. In conjunction with this correction, the change would support a seamless transition between existing commercial and residential development along this corridor.

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 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 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 in adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; 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, the Future Land Use Map 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.

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 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 permits 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 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: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

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 future development will connect to these City services as required.

Transportation Element

Policy 1.4.d: The City shall require pedestrian paths within subdivision and within new developments to be connected to paths outside the development.

Evaluation & Findings: Future development on the site will be required to provide connectivity to adjacent parcels as well as to any existing adjacent sidewalks.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development (s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

Evaluation & Findings: Ingress and egress access will be controlled by way of primary access to NW 173rd St/CR 235A. Furthermore, interconnectivity between adjacent uses will provide indirect access to US 441 and safe and efficient vehicular movement.

Community Facilities Element

Objective 1.4: Preventing Additional Nutrients in High Aquifer Recharge Areas

The City shall prevent additional nutrients from entering high aquifer recharge areas by encouraging and supporting the connection of existing developed areas to the wastewater system. Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect densely populated areas with onsite sewage treatment and disposal systems to the wastewater system, thereby minimizing the input of nutrients into the groundwater.

Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect densely populated areas with onsite sewage treatment and disposal systems to the wastewater system, thereby minimizing the input of nutrients into the groundwater.

Evaluation & Findings: Future development on the site will be required to connect to municipal water and wastewater systems.

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: Staff has prepared, and included within this report, an environmental conditions analysis. 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: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to wetlands 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 are two soil types found within the subject property, shown in Table 2.

Table 2. 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	± 95%
Arredondo Fine Sand; 5 - 8% Slopes	A	Well Drained	Slight	Moderate, Slope	± 5%

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

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: 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.

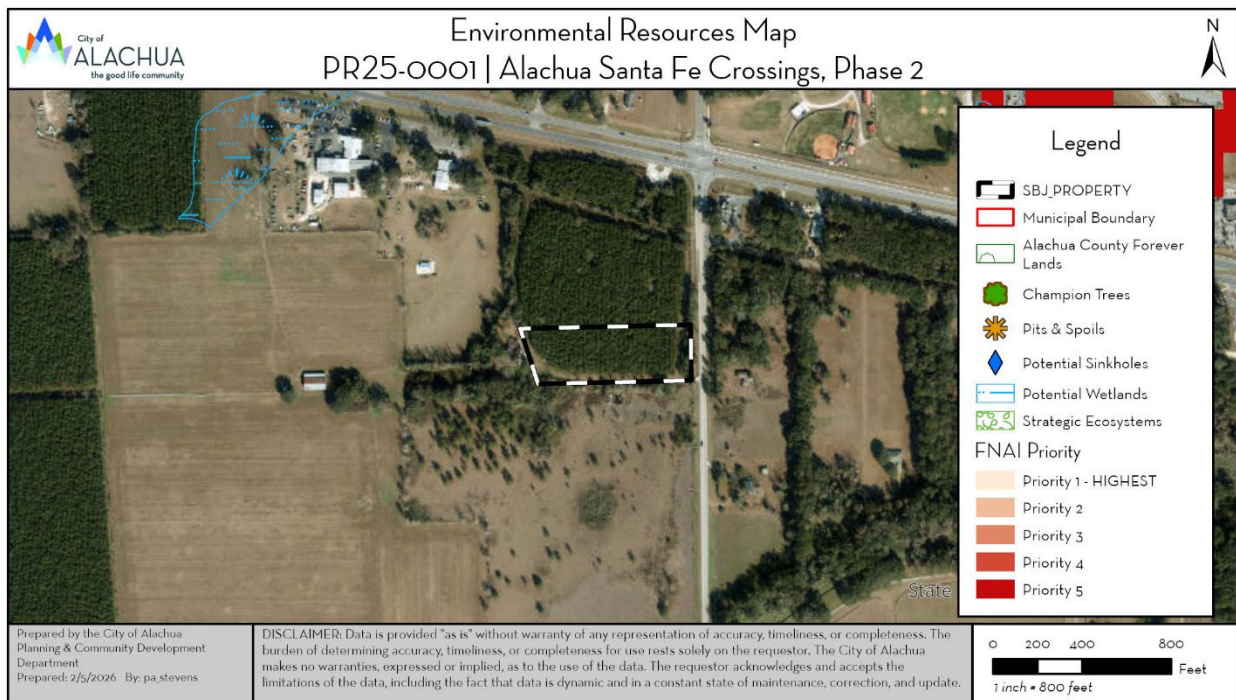


Figure 4. Environmental Resources Map

EXHIBIT "A"
TO
ALACHUA 441/235, LLC
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

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

ORDINANCE 26-04

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 FROM AGRICULTURE TO COMMERCIAL ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a small-scale Comprehensive Plan amendment (“Amendment”), as described below, to the City of Alachua 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 duly advertised public hearings on _____, 2026, and _____, 2026, on the proposed Amendment and provided for and received public participation; 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 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 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 Amended

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Agriculture to Commercial on a ± 4.17-acre subject property, consisting of tax parcel number 03042-052-007 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein by reference.

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 be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the ____ of _____, 2026.

PASSED and DULY ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladres, City Manager/Clerk

Scott Walker, City Attorney

EXHIBIT "A"

Legal Description:

Tax Parcel: 03042-052-007

LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

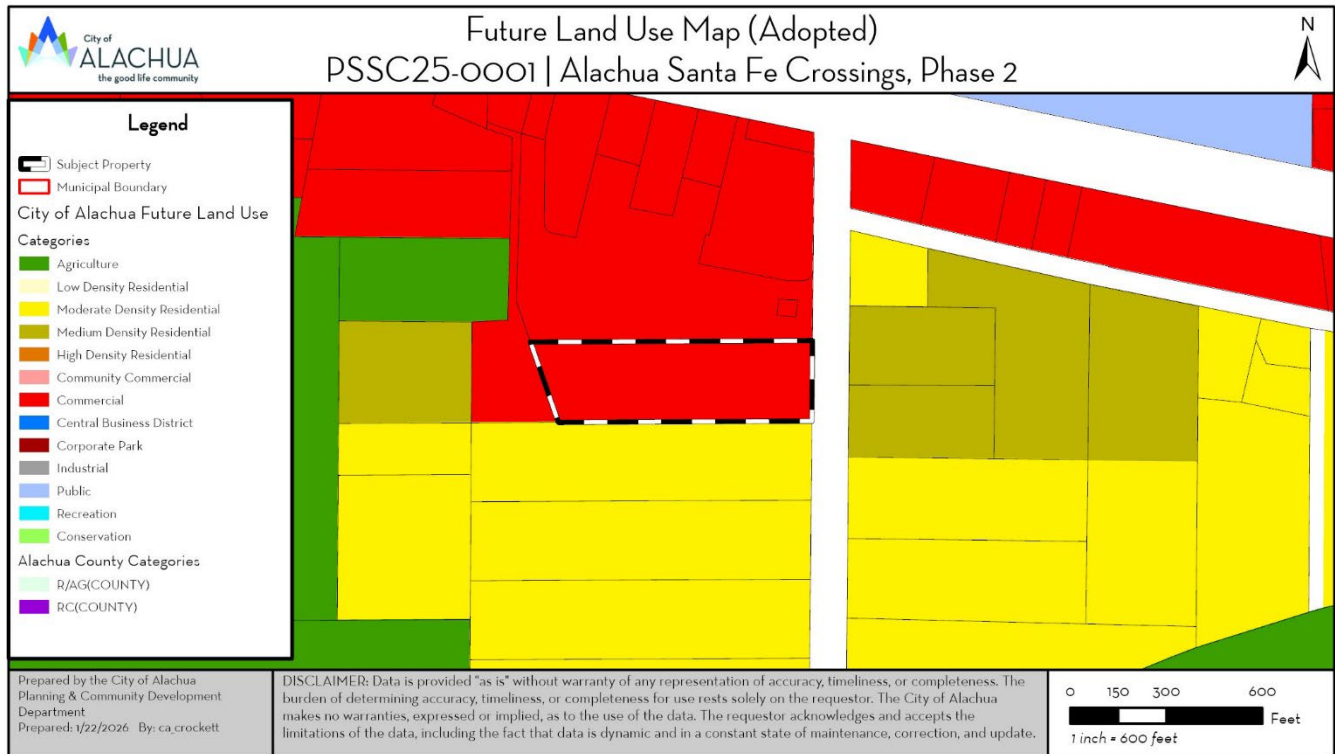
IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S 235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

DRAFT

EXHIBIT "B"



DRAFT

July 23, 2025

Submitted electronically to scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

**RE: Planning Assistance Team (PAT) Summary: Alachua Santa Fe Crossings, Phase 2
SSCPA and Rezoning Applications**

Dear Scott Batterson,

On June 23, 2025, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre property, comprised of Tax Parcel Number 03042-052-007 from Agricultural to Commercial and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI). A Completeness Review was performed on July 09, 2025 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed.

Please address the insufficiencies in writing and provide an indication as to how they were addressed by **5:00 PM on Wednesday, August 06, 2025**. A total of four (4) copies of each application package 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September 09, 2025 Planning & Zoning Board (PZB) Meeting**.

Please address the following insufficiencies:

Comprehensive Plan Amendment Application:

1. D.1, required is a statement of proposed change and maps which illustrate the proposed change. **When reviewing the referenced application, the statement was not addressed. The burden of justifying the amendment including identifying specific reasoning warranting the amendment. Therefore, a description of why the proposed change is needed, including any**

change in circumstances to the property area in which the property is located that warrants the Future Land Use Map Amendment designation.

2. D.2(II), the response to the criteria reads, “This parcel is surrounded by urban public infrastructure, major roadways, adequately sized wet and dry utilities with capacities, and nearby urban support services e.g. new fire station adjacent to east”. **Though this point has a response, it is in broad terms, which does not consummate the proposed Future Land Use Map Amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Please address, giving specifics on how the propose Future Land Use Map Amendment will promote the efficiency and cost effectiveness of the public infrastructure and services.**
3. D.2(III), the response to the criteria reads, “Development to the north of the subject property provides for significant improvements to pedestrian facilities that previously did not exist. The proposed amendment will bring further connectivity south along CR 235A as it is developed with commercial uses, which also permit a mix of densities, supporting housing options. The connectivity will bridge existing commercial uses along the Hwy 441 commercial corridor with future residential development in the area. **This response does not identify supportive specifics in regards to promoting walkability and connected communities, provisions for compact development and a mix of uses at densities and intensities supporting a range of housing, and multimodal transportation system. Please correct the response to give specifics as it relates to the criteria for subject property and the surrounding area.**
4. D.2(IV), the response to the criterion reads, “The proposed amendment will promote conservation of water and energy by intensifying development along the Hwy 441 commercial corridor, where the City has robust infrastructure of water, wastewater and electric. By promoting compactness along this commercial corridor, it further discourages sprawl development that is costly to provide water and energy services. **This response will need to be qualitative, this is prevalent to describing why and how this proposed Future Land Use Map Amendment will positively promote conservation of water and energy. Please provide a response specific to the land use map amendment request and its promotion of conservation of water and energy.**
5. D.2(V), response reads, “By promoting commercial development along the Hwy 441 corridor, the preservation of agriculture areas and activities of the community can be achieved.” **Please provide specifics on the agricultural areas that will be preserved as a result of allowing this Future Land Use Map Amendment request.**
6. D.2(VI), the response to this standard read, “The proposed amendment will allow for uses consistent with commercial activities. The City Land Development Regulations provide for open space requirements, including the use of stormwater management facilities.” **This response does not address preservation of open space, natural lands or public open space relative to this subject property in review. Please correct response.**
7. D.2(VII), the response to this standard read, “Given the proposed residential units to the south (Alachua West residential subdivision), the west (Farmlands Subdivision Phase 1), the north Briarwood Phase 2 and 3) and the east (Tomoka Hills et al.) plus the surrounding

existing densities, the proposed commercial land use and zoning is not only justified but needed. The proposed amendment will ensure the nonresidential needs of this area are met.” **Please explain precisely how this proposed Future Land Use Map Amendment “will ensure the nonresidential need of this area are met”.**

8. D.2(VIII), the response to this point of criteria read, “N/A”. **This response requires corrections that include supportive information on how the proposed Future Land Use Map Amendment will provide remediation to existing or planned forms of urban sprawl in the immediate area.**
9. D.3, Concurrency Impact Analysis, includes a response that reads, “The Phase 2 parcel proposes to defer any City required studies, until a development program is finalized concurrent with Site Plan application. The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local level of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program.” **What specific policies, objectives, goals and quantitative data are in place to validate the information presented? Please provide information related to this Future Land Map Amendment. Additionally, it appears that the actual use of the property has not yet been identified. Though the request may move forward, it would be beneficial to have a verifiable response on how each of the relative factors are in public interest and what benefit to the public will accrue from this map amendment. Without this valid justification, the staff is unable to validate a positive recommendation.**
10. D.4, Needs Analysis demonstrating the necessity, the responsive statement reads, “Commercial uses shall be limited to an intensity of less than or equal to...0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre...this would provide for an allowable 136,234 SF of commercial intensity, which is not economically or physically able to fit given the zoning yard design parameters such as height restrictions” **This statement is regarding zoning, therefore this is not the appropriate forum because the main purpose of this application is demonstrate evidence that supports the requested Future Land Use Map Amendment that the City of Alachua’s staff can recommend for approval.**
11. D.5, Analysis of Consistency with the City of Alachua Comprehensive Plan was shown twice, but only identified once. Additionally, each element, objective, policy chosen to support the Future Land Use Map Amendment request was not addressed individually. Therefore, this point of information must be corrected.

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application:

1. D.1, the response to this principle reads, “This application proposes via Small-Scale Comprehensive Plan Amendment and concurrent Rezoning to change the property’s Future Land Use designation from Agricultural to Commercial and Zoning Atlas from Agricultural “A” to the Commercial Intensive “CI” zoning district” **Please correct this statement to reflect this is the Zoning Atlas Amendment Application request accompanying a Future Land Use Map Amendment. The current reading does not correlate with this application request.**
2. D.3, Concurrency Impact Analysis, **what specific policies, objectives, goals and quantitative data are in place to validate the information presented? Please provide information related to this Zoning Map Amendment request. Additionally, it appears that the actual use of the property has not yet been identified. Though the request may move forward, in means of receiving a positive recommendation it will benefit to have a verifiable response to how each of the relative factors are in public interest and what benefit to the public will accrue from this map amendment. Without this valid justification, the staff is unable to validate a positive recommendation.**
3. D.4, Analysis of Consistency with City of Alachua Comprehensive Plan, response included in the application reads, “The proposed small-scale comprehensive plan amendment is consistent with the Goals, Objectives, and Policies (GOPS) identified below and are provided to established a basis of the application’s consistency with the Comprehensive Plan. There may be additional GOPs that the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs are provided below.” **This response is related to a Future Land Use Map Amendment, not the requested Zoning Map Amendment. The Future Land Use is a component of the Comprehensive Plan, which offers guidance. Whereas Zoning governs how real property can and cannot be used in certain geographic areas. Therefore, this response will need to updated to reflect details related to the Zoning Map Amendment.**

Additionally, there is a statement at the end that reads, “The location of this proposed site plan is consistent with the City’s commercial areas and the use is consistent with the list of uses allowed by this policy.” At this time, there are no site plans under review for the subject property, please revise this statement.

4. D.5, Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, the responses are as follows:
 - i. Consistent with Comprehensive Plan, the response provided reads, “The proposed site plan aligns with the goals, objectives, and policies set forth in the Comprehensive Plan. It supports planned land use, promotes sustainable development, and enhances the surrounding area in accordance with established guidelines. By incorporating key principles such as efficient land utilization, environmental stewardship, and community connectivity, the site plan effectively furthers the vision and framework outlined in the Comprehensive Plan.” **This statement refers to a site plan, which has not been submitted. At this time, the action sought in the application is to amend adopted Zoning Atlas; therefore, this an invalid statement that shall be revised. Additionally, details specific to**

the subject site in regards to how the Future Land Use Map Amendment requested is consistent with the City of Alachua's adopted Comprehensive Plan.

- ii. Consistent with Ordinances, the response reads, "The proposed amendment is fully compliant with all applicable provisions of Alachua's Land Development Regulations (LDRs) and the City Code of Ordinances. It does not conflict with any established regulatory framework, ensuring alignment with local land use, zoning requirements, and municipal policies. The amendment maintains consistency with the city's planning goals while adhering to all legal standards and development guidelines. **This response acknowledges the proposed amendment is fully compliant, but it does not provide specifics that demonstrate support for this statement. Please provide more site specific and related details.**
- iii. Logical Development Pattern, the response states, "The proposed amendment promotes a logical and orderly development pattern, ensuring a cohesive and well-integrated approach to land use. It aligns with the established planning framework and is consistent with the character and purpose of the surrounding developments. By maintaining conformity with adjacent land uses, the amendment enhances continuity and supports a balanced growth strategy that respects both existing infrastructure and future development objectives. **Please explain how this proposed Future Land Use Map Amendment promotes logical and orderly development patterns precise to the subject property; to give an understanding of why approving this request is important and beneficial to the City.**
- iv. Pre-Mature Development, response reads, "The proposed amendment does not result in premature development in undeveloped or rural areas. Instead, it supports a well-timed and appropriate expansion that aligns with the evolving character of the surrounding area. With the construction of WaWa and ongoing development of neighboring properties, the site is primed and ready for growth. The amendment enhances the existing development momentum, ensuring compatibility with infrastructure and the community's forward-looking vision while fostering sustainable and strategic land use." **The response presented does not give a full spectrum of why this requested Zoning Map Amendment is not premature. The only specific reference is WaWa, please give more details.**
- v. Incompatible with Adjacent Lands, the response states, "The current land use designation of the subject property as Agricultural (AG) does not align with the adjacent lands designated as Commercial Intensive (CI). The surrounding area has evolved to support high-intensity commercial development, creating land use pattern that is no longer consistent with agricultural zoning. The proposed amendment seeks to bring the site into alignment with the existing commercial framework, ensuring computability with neighboring properties and facilitating a cohesive development pattern that supports the area's growth and economic vitality." **Please specify how the surrounding area has evolved to support high-intensity commercial development.**

- vi. Adverse Effect on Local Character, the statement reads, “ The proposed amendment will seamlessly integrate into the existing development landscape, reinforcing the area’s ongoing transformation. By aligning the site with neighboring properties and modern land use trends, this change fosters a cohesive and well-balanced expansion. Rather than introducing disruptive elements, it contributes to a more unified and efficient land use pattern, allowing the area to evolve in a manner that complements existing infrastructure and enhances economic opportunities. This amendment supports sustainable growth and ensures the site remains a valuable asset to the surrounding community.” **Please explain how the proposed Future Land Use Map Amendment for this subject property will not adversely affect the character of the general area including aspects of traffic, intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances. With knowledge of what development type is being sought for this property that will assist in giving more details. The supporting details should include emphasis on how this request will not become adversary to the surrounding area, but more in concert with the existing development trend that has been established and other relevant information.**

- vii. Not Deviate from Pattern of Development, response shown in the application packet reads, “ The proposed amendment aligns seamlessly with the established and evolving development pattern of the area. The site’s transition to Commercial Intensive (CI) zoning ensures consistency with surrounding properties, reinforcing a unified land use framework.” **This statement reads good, but it does not give further details to support what development pattern has been established; please expound on what type or types of commercial. Also, the suggestion of the area’s development pattern evolving; please explain how in details related to the subject property.**

- viii. Encourage Sprawl, the reply states, “This parcel is an agriculturally designated “island” surrounded by more intense and dense Future Land Uses and existing and proposed urban development sufficient to support its change to commercial.” **Please give examples of what uses surround this property that is more intense and denser that adequately support the Zoning Map Amendment being requested.**

- ix. Spot Zoning, the reply reads, “By transitioning from Agricultural (AG) to Commercial Intensive (CI), the site will align with adjacent properties that already feature CI zoning.” **Please describe where these suggested properties are located in relation to the subject property.**

- x. Public Facilities, in response, stated is, “ The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program. Please see the most current City provided “Development Monitoring Report” typically updated on a monthly basis by Carson J. Crockett.” **This response does not address how the proposed Zoning Map Amendment will not result in development in a location where there are no plans by the City to provide public facilities. The information presented, must be site specific and include verifiable data. Please update this response.**

- xi. No Adverse Effect on the Environment, the response reads, “Note that no wetlands or protected habitats exist.” **Please present a map or data that supports this statement.**

If you have any questions regarding the information above, please contact me at (386) 418-6125 or via email at 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

November 12, 2025

Submitted electronically to scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

RE: Completeness Review: Alachua Santa Fe Crossings, Phase 2 Small-Scale Comprehensive Plan Amendment (SSCPA) and Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Scott Batterson,

On October 30, 2025, the City of Alachua Planning & Community Development Department received your updated application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre subject property from Agriculture to Commercial. Additionally, the Rezoning application proposes to amend the Official Zoning Atlas designation from Agricultural (A) to Commercial Intensive (CI) for the same 4.17 ± acre property, identified as Tax Parcel Number O3O42-052-007.

In accordance with 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 the applications are complete.

An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at the Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions concerning the above information, please contact me at (386) 418-6125 or via email at be.fisher@cityofalachua.org.

Sincerely,



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

July 09, 2025

Submitted electronically to scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

Application #: PSSC25-0001; PR25-0001

RE: Completeness Review for Alachua Santa Fe Crossings, Phase 2 Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Scott Batterson,

On June 23, 2025, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre property, comprised of Tax Parcel Number 03042-052-007 from Agricultural (AG) to Commercial (COMM) and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI).

According to Section 2.26 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 Division has reviewed the aforementioned application for completeness and finds the applications are complete.

This letter is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting.

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



City of Alachua Comprehensive Plan Amendment Application

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

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

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

A. PROJECT

1. Project Name: Alachua Santa Fe Crossings Phase 2 (ASFCP2)
2. Address of Subject Property: Unassigned Location (South of Phase 1 = 16304 NW US Hwy 441, Alachua, FL 32615)
3. Parcel ID Number(s): 03042-052-007
4. Existing Use of Property: Vacant / Planted Pines
5. Existing Future Land Use Map Designation: A (Agricultural)
6. Proposed Future Land Use Map Designation: COMM (Commercial)
7. Acreage: 4.17 Acres

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): R. Scott Batterson, PE Title: Director of Development
Company (if applicable): ALACHUA 441/235 LLC c/o V 3 CAPITAL GROUP LLC
Mailing address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703
Telephone: (407) 579-9808 FAX: () N/A e-mail: scott@v3capital.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): ALACHUA 441/235 LLC c/o Trey Vick (JOHN C VICK, III) Manager
Mailing Address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703

* 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.

R. Scott Batterson
Signature of Applicant

Signature of Co-applicant

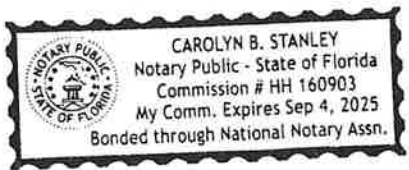
R. Scott Batterson
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Seminole

The foregoing application is acknowledged before me this 14 day of May, 2025 by R. Scott Batterson
_____, who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL



Carolyn B. Stanley
Signature of Notary Public, State of Florida



THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Unassigned Location (South of Phase 1 - 16304 NW US Hwy 441, Alachua, FL 32615)
Parcel ID Number(s): 03042-052-007
Acreage: 4.17

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Trey Vick (JOHN C VICK, III) Title: Manager
Company (if applicable): ALACHUA 441/235 LLC c/o V 3 CAPITAL GROUP LLC
Mailing Address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703
Telephone: (407) 848-1663 FAX: _____ e-mail: trey@v3capital.com

C. AUTHORIZED AGENT

Name: R. Scott Batterson, PE Title: Director of Development
Company (if applicable): V 3 CAPITAL GROUP LLC c/o PEC-Professional Engineering Consults, LLC
Mailing address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703
Telephone: (407) 579-9808 FAX: _____ e-mail: scott@v3capital.com

D. REQUESTED ACTION:

Small Scale Comprehensive Plan Amendment, Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application, & ALL entitlement/permitting approvals

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

Signature of Co-applicant

John C. Vick III (Trey Vick)
Typed or printed name and title of applicant

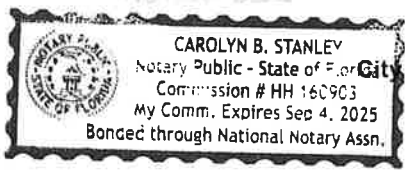
Typed or printed name of co-applicant

State of Florida County of Alachua Seminole

The foregoing application is acknowledged before me this 29 day of April, 2025, by John C.

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

Carolyn B. Stanley
Signature of Notary Public, State of Florida



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

PEC

PROFESSIONAL ENGINEERING CONSULTANTS, LLC

June 20, 2025

To:
The City of Alachua c/o Carson J. Crockett
Office of Planning and Community Development
15100 NW 142nd Terrace Alachua, FL 32615

Submitted via email:
ca_crockett@cityofalachua.org
(386) 418-6121

c/o: **ALACHUA 441/235 LLC (Owner) c/o V 3 CAPITAL GROUP LLC**
R. Scott Batterson, PE (Owner’s Authorized Agent) scott@v3capital.com

Re: **Alachua Santa Fe Crossings Phase 2 (ASFCP2)**
Proposed Small-Scale Comprehensive Plan Amendment with concurrent Rezoning

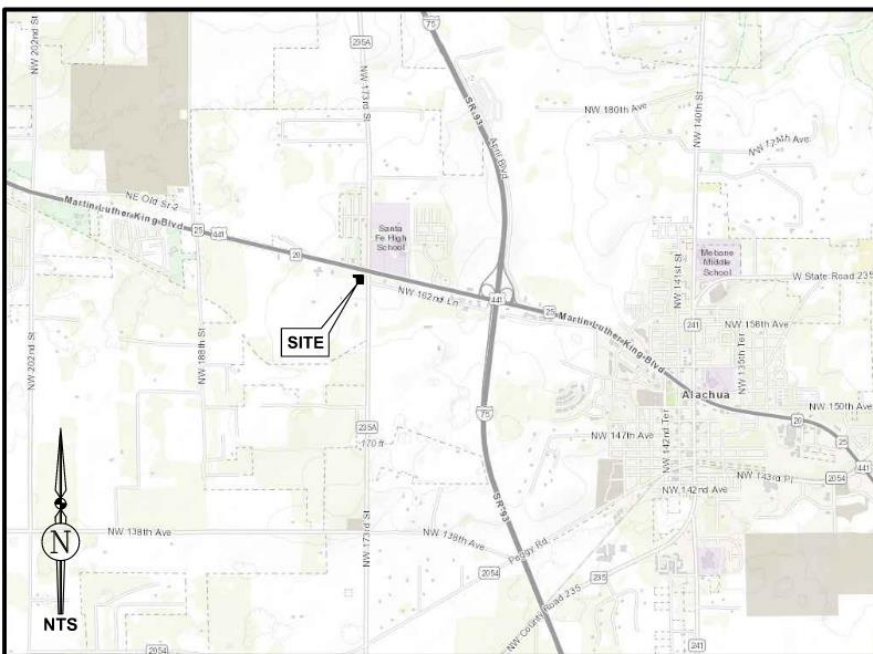
PEC - Professional Engineering Consultants, LLC **has** provided the additional supporting information below as required in the City’s application for Comprehensive Plan Amendments items D 1 – 12.

ATTACHMENTS

1. *Statement of proposed change and map which illustrates the proposed change:*

This application proposes via Small-Scale Comprehensive Plan Amendment and concurrent Rezoning to change the property’s Future Land Use designation from Agricultural to Commercial and Zoning Atlas from Agricultural “A” to the Commercial Intensive “CI” zoning district, on approximately 4.17 +/- acres. The property is identified as Tax Parcel No. 03042-052-007 within the jurisdictional authority of the City of Alachua. The parcel is currently designated as vacant and is being used for planted pines.

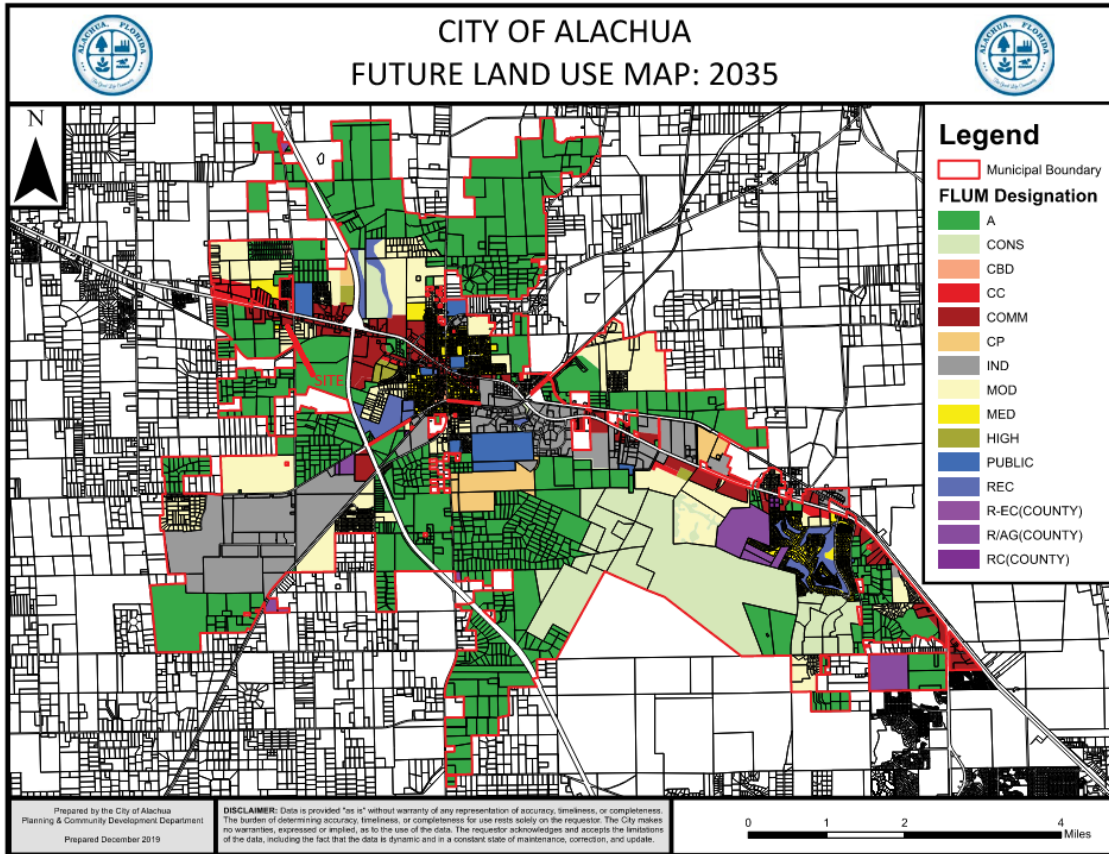
CITY OF ALACHUA PROPOSED PROJECT VICINITY / LOCATION MAP:



LOCATION MAP

N.T.S.

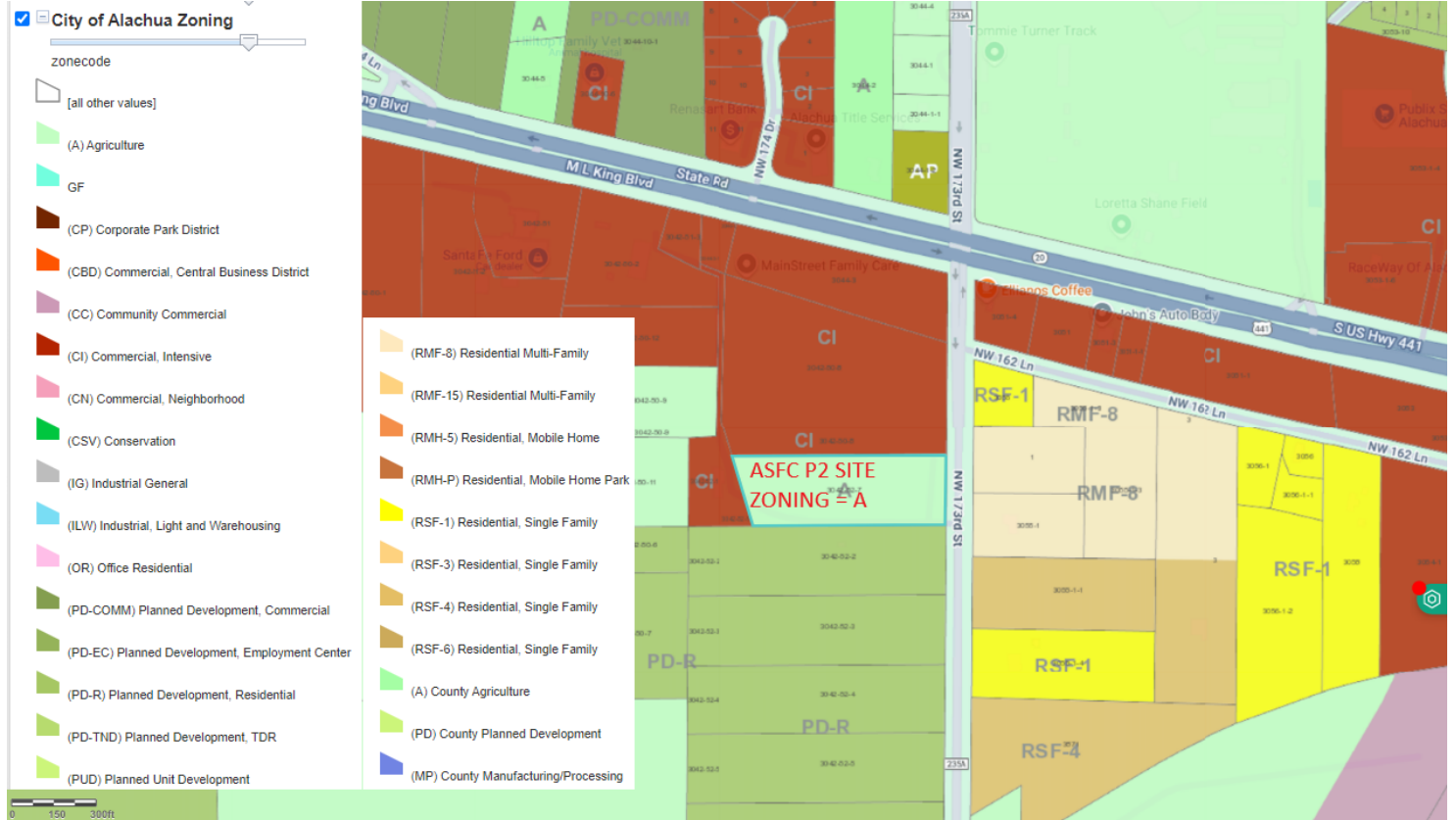
CITY OF ALACHUA FUTURE LAND USE MAP: 2035



CITY OF ALACHUA FUTURE LAND USE MAP: 2035 EXISTING FLU = A



CITY OF ALACHUA ZONING MAP: 2035 EXISTING ZONING = A



CITY OF ALACHUA FUTURE LAND USE MAP: 2035 PROPOSED FLU = COMM

Legend

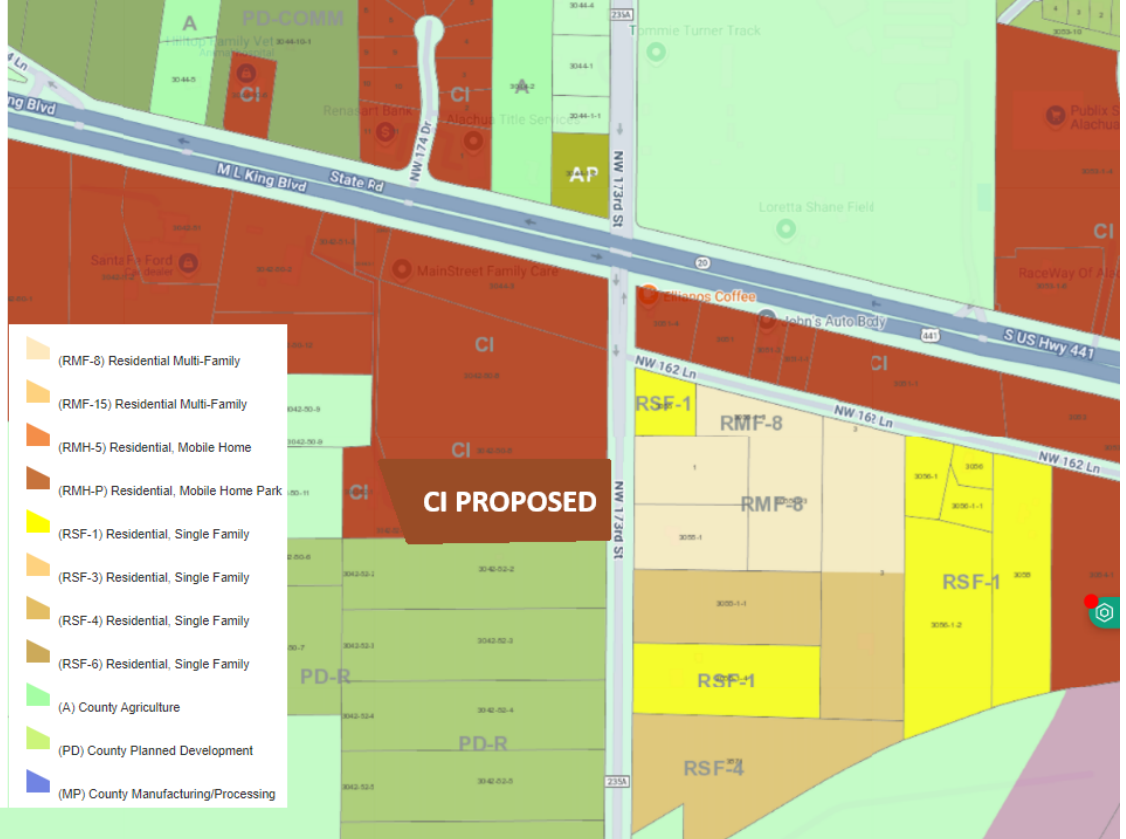
- Municipal Boundary
- FLUM Designation**
- A
- CONS
- CBD
- CC
- COMM
- CP
- IND
- MOD
- MED
- HIGH
- PUBLIC
- REC
- R-EC(COUNTY)
- R/AG(COUNTY)
- RC(COUNTY)



CITY OF ALACHUA ZONING MAP: 2035

PROPOSED ZONING = CI

- City of Alachua Zoning
- zonecode
- [all other values]
- (A) Agriculture
- GF
- (CP) Corporate Park District
- (CBD) Commercial, Central Business District
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (CN) Commercial, Neighborhood
- (CSV) Conservation
- (IG) Industrial General
- (ILW) Industrial, Light and Warehousing
- (OR) Office Residential
- (PD-COMM) Planned Development, Commercial
- (PD-EC) Planned Development, Employment Center
- (PD-R) Planned Development, Residential
- (PD-TND) Planned Development, TDR
- (PUD) Planned Unit Development



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:

a. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;

There are no natural resources impacted by the proposed amendments.

b. Promotes the efficient and cost- effective provision or extension of public infrastructure and services;

This parcel is surrounded by urban public infrastructure, major roadways, adequately sized wet and dry utilities with capacities, and nearby urban support services e.g. new fire station adjacent to east.

c. 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;

Development to the north of the subject property provides for significant improvements to pedestrian facilities that previously did not exist. The proposed amendment will bring further connectivity south along CR 235A as it is developed with commercial uses, which also permit a mix of densities and intensities, supporting housing options. The connectivity will bridge existing commercial uses along the Hwy 441 commercial corridor with future residential development in the area.

d. Promotes conservation of water and energy;

The proposed amendment will promote conservation of water and energy by intensifying development along the Hwy 441 commercial corridor, where the City has robust infrastructure of water, wastewater and electric. By promoting compactness along this commercial corridor, it further discourages sprawl development that is costly to provide water and energy services.

e. Preserves agricultural areas and activities;

By promoting commercial development along the Hwy 441 corridor, the preservation of agriculture areas and activities of the community can be achieved.

f. Preserves open space and natural lands and provides for public open space and recreation needs;

The proposed amendment will allow for uses consistent with commercial activities. The City Land Development Regulations provide for open space requirements, including the use of stormwater management facilities.

g. Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,

Given the proposed residential units to the south ([Alachua West residential subdivision](#)), the west ([Farmlands Subdivision Phase 1](#)), the north ([Briarwood Phases 2 and 3](#)) and the east ([Tomoka Hills](#) et al.) plus the surrounding existing densities, the proposed commercial land use and zoning is not only justified but needed. The proposed amendment will ensure the nonresidential needs of this area are met.

- h. 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.*

N/A

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.*

The Phase 2 parcel proposes to defer any City required studies, until a development program is finalized concurrent with Site Plan application. The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local levels of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program.

Transportation Mobility

The City of Alachua Comprehensive Plan Transportation Element Objective 1.1 establishes level of service standards (LOS) for all roadways.

Concurrency Assessment:

The proposed project will generate trips and distributions based on the yet-to-be-determined development program. Based on the most recent attached, the City LOS will be maintained.

Owner/Applicant will provide an update to the previously approved phase 1 Santa Fe Crossings traffic study performed by KHA, per City approved methodology, at the time of site permit application.

Potable Water

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.5 establishes Potable Water LOS.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. Concurrency will be evaluated at the site plan development stage.

Wastewater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.2 establishes LOS for Wastewater.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. Concurrency will be evaluated at the site plan development stage.

Solid Waste

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.3 establishes LOS for Solid Waste.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program in tons per day. Based on the most recent attached, the City LOS will be maintained.

Stormwater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.4 establishes LOS for Stormwater. The policy establishes the standard as follows, "A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses. The level of service standard for water quality treatment shall be treatment for the "first one inch" of runoff, and shall be in compliance with the design and performance standards established in Rules 40C42.025, and 40C-42.035, Florida Administrative Code, to ensure that the receiving water quality standards of Rule 62.302.500, Florida Administrative Code, are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Rule 62-302, Florida Administrative Code. These standards shall apply to all new development and redevelopment."

Concurrency Assessment: Any development of the subject property will be designed to maintain the City LOS with a master stormwater system to be designed to meet a 100-year critical duration rainfall and other stormwater regulatory requirements of the City and Suwannee River Water Management District.

Recreation

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.6 establishes LOS for recreation based on the residents to be served.

Concurrency Assessment: As this is an application for a Future Land Use amendment and Zoning amendment to commercial, there is no impact to residential recreational facilities.

Public School Facilities

The City of Alachua Comprehensive Plan Policy 1.2.a.7 establishes LOS for public school facilities based on number of students and available capacity for educational facilities.

Concurrency Assessment: As this is an application for a Future Land Use amendment and Zoning amendment to commercial, there is no impact to public school facilities.

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.*

The subject property has a needs analysis based on the development pattern existing within the area and community. The City's Hwy 441 corridor has been designated for commercial development by the City Comprehensive Plan. This is evidenced by the Future Land Use Map, which provides a variety of commercial designations along the corridor. The subject property is located along existing commercially designated lands, which are along this commercial corridor. To discourage strip development, it is prudent to amend the subject property to promote a cohesive commercial corridor that promotes interconnectivity.

Commercial uses shall be limited to an intensity of less than or equal to...0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre...this would provide for an allowable 136,234 SF of commercial intensity, which is not economically or physically able to fit given the zoning yard design parameters such as height restrictions.

Further detailed Analysis of Consistency with the COMPREHENSIVE PLAN are below:

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's proposed 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.

Objective 1.3: Commercial

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. 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.

Objectives

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.

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.

Note that none exist onsite.

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.

Note that no wetlands exist.

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. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Note that no protected habits exist.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the best available data, there are no significant environmental resources that would limit or impact development consistent with the commercial designation.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system. Furthermore, the subject property will be interconnected with the lands to the north that have access to Hwy 441, which is an arterial roadway. The subject property will have direct access to CR 235A, which is designated as a collector roadway.

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: 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.

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

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.

Analysis of Consistency with Objective 1.1: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. At the time of development, traffic impact analysis will be evaluated.

Community Facilities Element

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

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

Analysis of Consistency with Objective 1.2.a: The subject property is within the wastewater service area of the City.

Policy 2.1.a:

The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. At the time of development a project-specific application will be evaluated for level of service compliance.

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 can be accessed 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.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

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.)*

The proposed small scale comprehensive plan amendment is consistent with the Goals, Objectives, and Policies (GOPs) identified below and are provided to establish a basis of the application’s consistency with the Comprehensive Plan. There may be additional GOPs that the application is consistent with that are not identified

within this report. An evaluation and findings of consistency with the identified GOPs are 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.

Comprehensive Plan Consistency: The location of this project is consistent with the Future Land Use Map and executes the development of economic commercial uses.

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.

Comprehensive Plan Consistency: The location of this use in an area that is intended to contribute to the provision of a broad range of commercial uses including retail sales and services, particularly along the Hwy 441 corridor, which the City has designated for commercial uses

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.

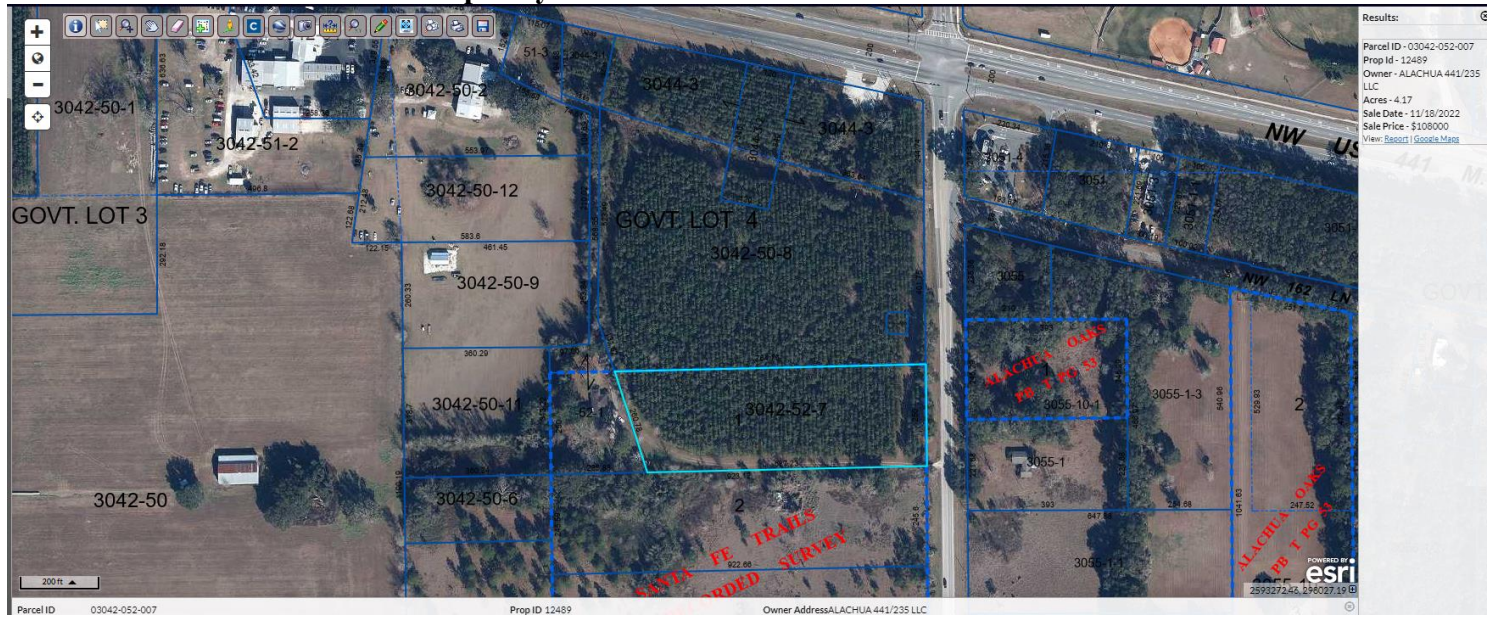
The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
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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.

Comprehensive Plan Consistency: The location of this proposed site plan is consistent with the City's commercial areas and the use is consistent with the list of uses allowed by this policy.

- 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

Please see below ACPA aerial map May 2023



M3 ALACHUA LLC c/o PETER MCDANIEL
 (03042-050-006, 03042-050-007,
 03042-052-002, 03042-052-003)
 1276 MINNESOTA AVE
 WINTER PARK, FL 32789

WAITCUS JOHN J TRUSTEE
 (03042-050-009, 03042-050-012)
 7453 SW 116TH TER
 GAINESVILLE, FL 32608

WAITCUS HENRIETTA TRUSTEE
 03042-050-011
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 GAINESVILLE, FL 32608

WAITCUS GREGORY MICHAEL SR TRU
 (03042-052-001)
 15218 NW 258TH PL
 ALACHUA, FL 32615

TOMOKA HILLS FARMS INC
 (03055-001-001, 03055-001-003,
 03055-010-001)
 1301 DIXIANA DOMINO RD
 LEXINGTON, KY 40511

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 ATTN: LEGAL COMPLIANCE
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 P.O. BOX 147018
 GAINESVILLE, FL 32614-7018

SINGH LAKHVIR
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 PO BOX 2092
 ALACHUA, FL 32616

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Alachua County c/o **Rafael Rincon**
 (03055-001-00)
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 Lakeland, FL 33801

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<p>SINGH LAKHVIR (03055-000-000) PO BOX 2092 ALACHUA, FL 32616</p>	<p>ACKLEY ROBERT L & MARY J (03055-001-004) 15817 NW 173RD ST ALACHUA, FL 32615</p>	<p>Alachua County c/o Rafael Rincon (03055-001-00) PO BOX 2877 GAINESVILLE, FL 32602</p>
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- 8. *If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.*

The proposed amendment is excluded from public schools as it proposes only commercial intensities.

- 9. *Legal description with tax parcel number.*

The subject property parcel ID # is 03042-052-007

LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING. CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

10. Proof of ownership.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3457916 5 PG(S)
 11/18/2022 2:13 PM
 BOOK 5052 PAGE 2102
 J.K. JESS IRBY, ESQ.
 Clerk of the Court, Alachua County, Florida
 ERECORDED Receipt # 1117019
 Doc Stamp-Mort: \$0.00
 Doc Stamp-Deed: \$17,115.70
 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: 03042-050-008 & 03042-052-007 & 03044-003-000

Special Warranty Deed

This Indenture, Made this 18th day of November, 2022 A.D., Between **ASHOK PATEL AND SHEILA PATEL, HUSBAND AND WIFE** of the County of Alachua, State of Florida, **grantors**, and **ALACHUA 441/235, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is: 496 S. Hunt Club Blvd, Apopka, FL 32703 of the County of Orange, State of Florida, **grantee**.

Witnesseth that the GRANTORS for and in consideration of the sum of **TEN DOLLARS (\$10) DOLLARS**, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Alachua**, State of **Florida** to wit:

SEE EXHIBIT "A" ATTACHED HERETO

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.

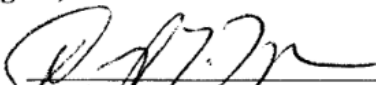
Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

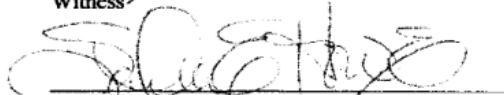
To Have and to Hold, the same in fee simple forever.


And the grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

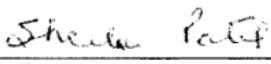
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


 Printed Name: **Darryl J. Tompkins**
 Witness


 Printed Name: **Sandra E. Howe**
 Witness


 Ashok Patel
 Address: 6036 NW 112th Place, Alachua, FL 32615


 Sheila Patel
 Address: 6036 NW 112th Place, Alachua, FL 32615

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3457917 8 PG(S)
 11/18/2022 2:13 PM
 BOOK 5052 PAGE 2107
 J.K. JESS IRBY, ESQ.
 Clerk of the Court, Alachua County, Florida
 ERECORDED Receipt # 1117019
 Doc Stamp-Mort: \$0.00
 Doc Stamp-Deed: \$756.00
 Intang. Tax: \$0.00

Return to:
 Name: PAUL "JJ" JOHNSON, ESQUIRE
 Address: Fishback Dominick LLP
 1947 Lee Road
 Winter Park, Florida 32789

This Instrument Prepared by:
 Name: PAUL "JJ" JOHNSON, ESQUIRE
 Address: Fishback Dominick LLP
 1947 Lee Road
 Winter Park, Florida 32789

Parcel Identification No. 03044 003 000
 03042 050 008
 03042 052 007

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of November, 2022, by, PARKER LAND CO., a Florida corporation, whose address is 6119 NW 47th Place, Gainesville, FL 32653, hereinafter referred to as the Grantor, to ALACHUA 441/235, LLC, a Florida limited liability company, whose address is 496 S. Hunt Club Blvd., Apopka, FL 32703, hereinafter called the Grantee.

WITNESSETH:

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

All rights, title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on and under, or that may be produced from that certain tracts or parcels of land described as follows:

See attached Exhibit "A"

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.

11. Proof of payment of taxes.



ALAT815081F

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 052 007	UNASSIGNED LOCATION RE	1700

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

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	499,524	0	499,524	3,805.37
LIBRARY GENERAL	1.0000	499,524	0	499,524	499.52
SCHOOL CAP PROJECT	1.5000	499,524	0	499,524	749.29
SCHOOL DISCRNRY & CN	0.7480	499,524	0	499,524	373.64
SCHOOL GENERAL	3.0130	499,524	0	499,524	1,505.07
SCHOOL VOTED	1.0000	499,524	0	499,524	499.52
CHILDREN'S TRUST	0.4500	499,524	0	499,524	224.79
SUWANNEE RIVER WATER MGT DIST	0.2936	499,524	0	499,524	146.66
CITY OF ALACHUA	5.9500	499,524	0	499,524	2,972.17
TOTAL MILLAGE		21.5726		AD VALOREM TAXES	\$10,776.03

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION
COM SE COR SEC W 50.01 FT N 611.26 FT POB W 687.23 FT N 19 DEG W 260.78 FT E 764 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			\$90.69

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS	\$10,866.72
---------------------------------------	--------------------

IF PAID BY PLEASE PAY	Nov 30, 2024 \$0.00				
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JOHN POWER, CFC 2024 PAID REAL ESTATE
ALACHUA COUNTY TAX COLLECTOR 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
03042 052 007	UNASSIGNED LOCATION RE

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

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2024	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 24-0038308 \$10,432.05 Paid 11/25/2024

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.*

Check is attached to the application.

Should you have any questions regarding the contents of this report or if we can be of further assistance, please do not hesitate to contact us at your convenience.

Sincerely,



R. Scott Batterson PE, LEED AP BD+C
PEC - Professional Engineering Consultants, LLC
Principal & Managing Member
Florida Licensed Professional Engineer # 60853
Florida Certificate of Authorization # 28959
304 Santiago Drive
Winter Park, FL 32789
sbatterson@pec-fl.com
www.pec-fl.com
(407) 579-9808



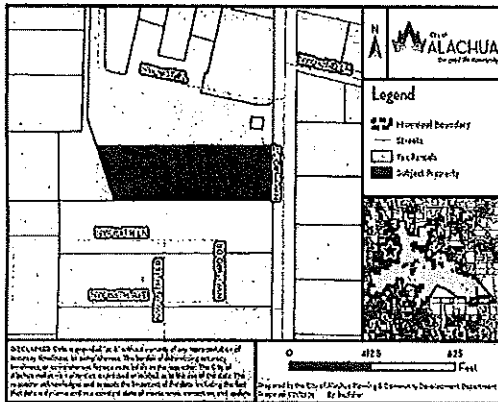
City of ALACHUA

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 March 23, 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 26-05

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 FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI) ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; 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 - March 12, 2026)



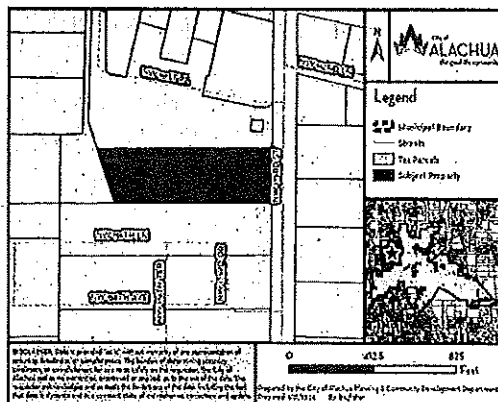
City of ALACHUA

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 March 23, 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 26-04

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 FROM AGRICULTURE TO COMMERCIAL ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; 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 - March 12, 2026)

WALDO FLORIDA

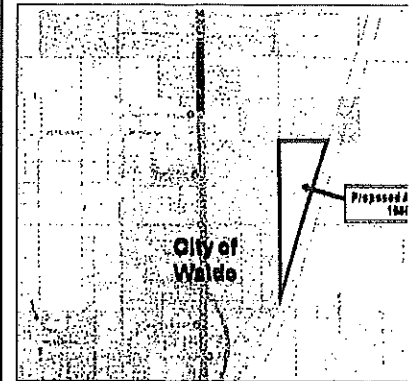
NOTICE OF ENACTMENT OF ORDINANCE OF THE CITY OF WALDO, FLORIDA

Notice is hereby given that the City Council of the City of Waldo will hold a public hearing on March 24, 2026, at 7:00 a.m. as the matter can be heard. You may deliver written comments to the Waldo City Hall, located 148th Avenue, Waldo, Florida 32694, or by email to fl.com. On the date, time, and place of the above public hearing the City Council will consider the ordinance for which title hereinafter appears:

CITY OF WALDO, FLORIDA BEFORE THE CITY COUNCIL

ORDINANCE 2026-01

AN ORDINANCE OF THE CITY OF WALDO, FLORIDA, RELATING TO THE VOLUNTARY ANNEXATION OF CERTAIN LAND PARCEL NO. 16993-001-000) AND AS DESCRIBED WHICH ARE CONTIGUOUS TO CITY LIMITS AND AS PETITIONED FOR BY PROPERTY OWNERS PURSUANT TO FLORIDA STATUTES; MAKING PROVISIONS FOR LAND USE, ZONING, AND LAND DEVELOPMENT REGULATION ENFORCEMENT OF SAME; PROVIDING DIRECTIONS TO THE CITY MANAGER PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.



The consideration of adoption of this Ordinance may be postponed to one or more future dates. Any interested party shall be notified of the date, time, and place of any continuation of public hearings which shall be announced during the public hearing. No further notice concerning these matters will be given.

A copy of the proposed Ordinance, including the description of the property by metes and bounds, is available for public inspection at the office of the City of Waldo City Manager, located 148th Avenue, Waldo, Florida 32694, during regular business hours.

All persons are advised that if they decide to appear at the above referenced public hearing, they shall be required to provide a record of the proceedings and that, for such purpose, they 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.

(Published: Alachua County Today - March 12, 2026 and March 19, 2026)

RODOLFO VALLADARES
CITY MANAGER

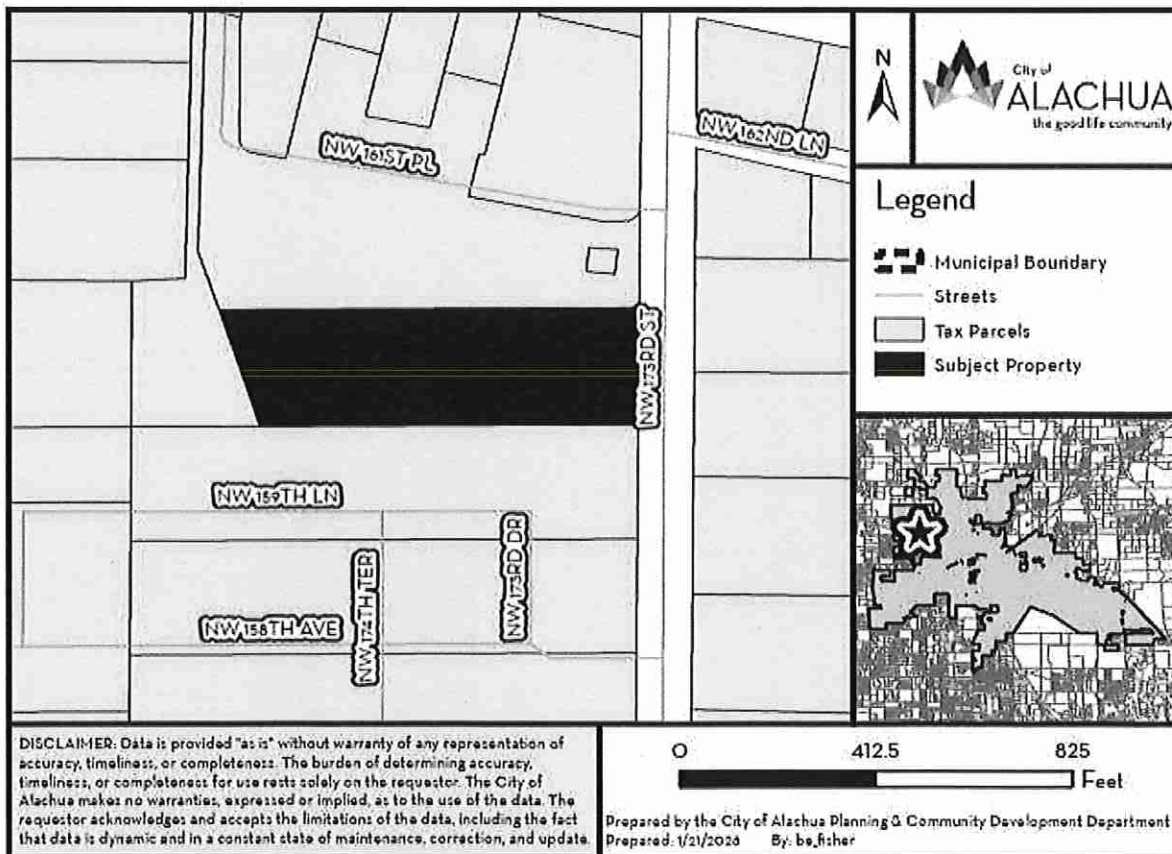
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION 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 March 23, 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 26-04

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 FROM AGRICULTURE TO COMMERCIAL ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Alachua County
PO Box 2877
Gainesville, FL 32602-2877
Parcel ID: (03055-001-000)

Singh Lakhvir
PO Box 2092
Alachua, FL 32616
Parcel ID: (03055-000-000)

Waitcus John J Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-012)

HeritageBank of the South
PO Box 709
Tupelo, MS 38802
Parcel ID: (03044-020-011)

RUC Alachua LLC
3800 Colonnade Pkwy
Birmingham, AL 32543
Parcel ID: (03044-003-001)

Ackley Robert L & Mary J
15817 NW 173rd ST
Alachua, FL 32615
Parcel ID: (03055-001-004)

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

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Waitcus Henrietta Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-011, 03042-050-002, 03042-051-003)

Moser, Jeffrey A & Patricia A
PO Box 520
Alachua, FL 32616-0520
Parcel ID: (03044-020-001)

Cornerstone Alachua LLC
426 SW Commerce Dr. Ste 130
Lake City, FL 32025
Parcel ID: (03051-004-000)

Waitcus John J Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-009)

City of Alachua
15100 NW 142nd Ter
Alachua, FL 32615
Parcel ID: (03042-050-081)

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

MAILED

MAR 09 2026

M3 Alachua LLC
1276 Minnesota Ave
Winter Park, FL 32789-4833
Parcel ID: (03042-052-002, 03042-050-006, 03042-052-003, 03042-050-007)

Waitcus Gregory Michael SR Trustee
15218 NW 258TH PL
Alachua, FL 32615
Parcel ID: (03042-052-001)

Tomoka Hills Farms Inc
1301 Dixiana Domino Rd
Lexington, KY 40511
Parcel ID: (03055-010-001, 03055-001-001, 03055-001-003)

M & L 441 LLC
1113 Old Popo Point
St Johns, FL 32259
Parcel ID: (03051-000-000)

Palmetto Alachua-US 441 LC
632 E Main St Ste 301
Lakeland, FL 33801
Parcel ID: (03044-003-002)

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653



PEC-PROFESSIONAL ENGINEERING CONSULTANTS, LLC
Established 2010 | Serving Florida Ever Since
Planning • Civil Engineering • Land Use & Development
Engineering Business Registry License No. 28959
 304 Santiago Drive Winter Park, FL 32789 www.pec-fl.com

2/21/2026

To: Bryan S. Thomas, AICP Director of Planning & Community Department
 City of Alachua, FL 15100 NW 142nd Terrace Alachua, FL 32615
 Submitted via email: Bryan Thomas br_thomas@cityofalachua.org

RE: ASFC City Commission date 3/9/2026 for PSSC25-0001/PR25-0001 - Alachua Santa Fe Crossings, Phase 2 Ag
AFFIDAVIT OF POSTING PLANNING & ZONING PUBLIC NOTICE CITY OF ALACHUA
 STATE OF FLORIDA COUNTY OF ALACHUA

Dear: Bernadette & Bryan:

Please find below the affidavit and my signature of my posting the required signs, two days in advance of the required 14 days. I, R. Scott Batterson, P.E., duly sworn under oath, deposes and states as follows: I am over eighteen (18) years of age and competent to testify to the matters stated herein. I have personal knowledge of the facts contained in this affidavit. I affirm that the City of Alachua City Commission & Planning and Zoning public notice signs associated with Application No(s). PRC25-0001 and PSSC25-0001 were posted on the subject property ACPA Parcel ID # 03042-052-007 located south of 16304 NW US Hwy 441, Alachua, FL 32615. The sign was posted on Saturday February 21, 2026, in a location visible from the public right-of-way in accordance with the City of Alachua Land Development Regulations and City Commission notice requirements for the required posting period prior to the public hearing scheduled for 3/9/2026. Photographic documentation of the posted sign has been provided to the City of Alachua as required. I certify under oath that the foregoing statements are true and correct.

Should you have any questions, please do not hesitate to contact me immediately.

Respectfully,

R. Scott Batterson PE, LEED AP BD+C

Affiant

President & CEO



PEC-PROFESSIONAL ENGINEERING CONSULTANTS, LLC
Established 2010 | Serving Florida for Over 15 Years
Planning • Civil Engineering • Land Use & Development
Engineering Business Registry License No. 28959
Florida Licensed Professional Engineer # 60853
 304 Santiago Drive Winter Park, FL 32789

Direct: (407) 579-9808 | sbatterson@pec-fl.com | www.pec-fl.com

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Alachua Santa Fe Crossings, PH 2 APPLICATION NO.: PSSC25-0001

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):	<u>February 10, 2026</u>	<u>AT 6:00</u>	<u>PM</u>
	<u>March 9, 2026</u>	<u>AT 6:00</u>	<u>PM</u>
	<u>March 23, 2026</u>	<u>AT 6:00</u>	<u>PM</u>

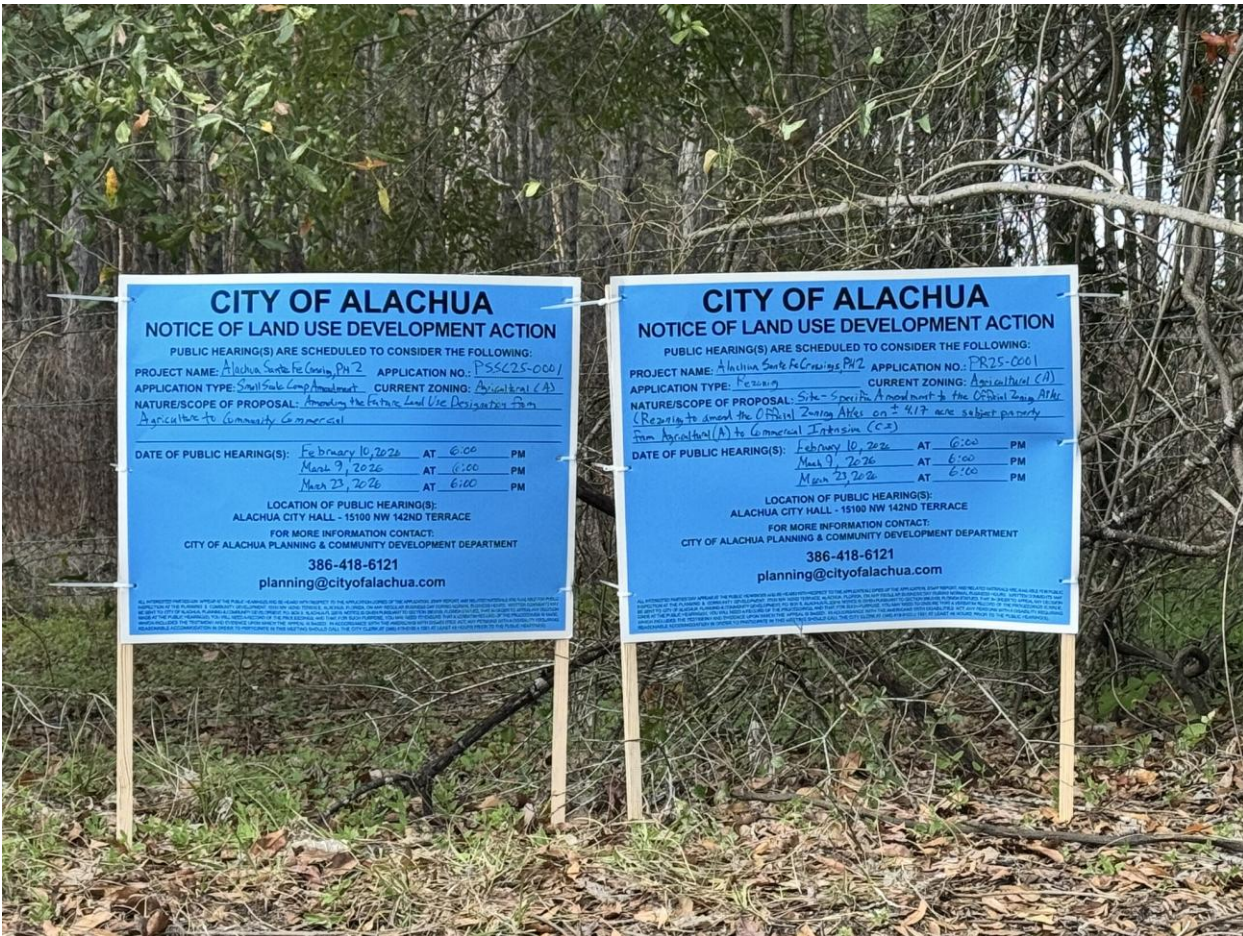
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

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 296.016, FLORIDA STATUTES, 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).







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

Gainesville High School

High School Diploma
Graduated: 1981

Florida State University

Master of Urban and Regional Planning
Graduated: 1992

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
Fl. Redevelopment Association

CERTIFICATES AND OTHER SKILLS

American Institute of Certified Planners |

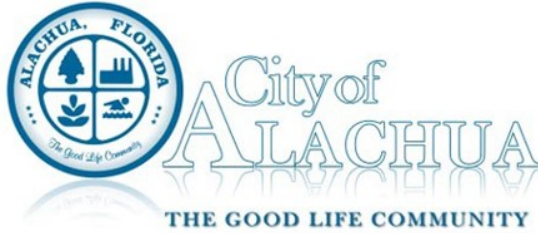
Jun 2025-Present

Fla. Society of Certified Public Managers |

Certified July 2023

Fla. Redevelopment Association |

Redevelopment Administrator (application
pending)



Board Agenda Item

MEETING DATE: March 23, 2026

SUBJECT: Ordinance 26-05 | 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 a Site-Specific Amendment to the Official Zoning Atlas (Rezoning). The proposed amendment would change the zoning district of a +/- 4.17-acre subject property from Agricultural (A) to Commercial Intensive (CI). The subject property is Alachua County Tax Parcel 03042-052-007. Existing Zoning: Agricultural; Proposed Zoning: Commercial Intensive (CI) (Quasi-Judicial Hearing, second reading).

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the City Commission find the site-specific amendment to the Official Zoning Atlas for Alachua 441/235, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve Ordinance 26-05 upon second and final reading.

Recommended Motion: I move that, based upon the competent and 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 Alachua 441/235, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve Ordinance 26-05 upon second and final reading.

Summary

This application is a request by Professional Engineering Consultants, LLC (applicant/agent) on behalf of Alachua 441/205, 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 Commercial Intensive (CI) on a ± 4.17-acre subject property assigned tax parcel number 03042-052-007.

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 Commercial.

On February 10, 2026, the City of Alachua Planning & Zoning Board held a duly advertised

public hearing and voted 4-1 to transmit the application to the City Commission with a recommendation to approve.

On March 9, 2026, the City Commission voted 5-0 to approve Ordinance 26-05 on first reading.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

- 1. Ordinance 26-05
- 2. Staff Report & Draft Ordinance
- 3. Application Materials
- 4. Public Notice Materials
- 5. Bryan S. Thomas Resume

ORDINANCE 26-05

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 FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI) ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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 February 10, 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 duly advertised quasi-judicial public hearings on March 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 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 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 City of Alachua Official Zoning Atlas is hereby amended from Agricultural (A) to Commercial Intensive (CI) on a ± 4.17-acre subject property, consisting of tax parcel number 03042-052-007 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein by reference.

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 be effective upon its passage and adoption on the second and final reading. The effective date of this amendment shall be concurrent with the effective date of Ordinance 26-04. 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 on the 9th of March, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____, 2026.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladares, City Manager/Clerk

Scott Walker, City Attorney

EXHIBIT "A"

Legal Description:

Tax Parcel: 03042-052-007

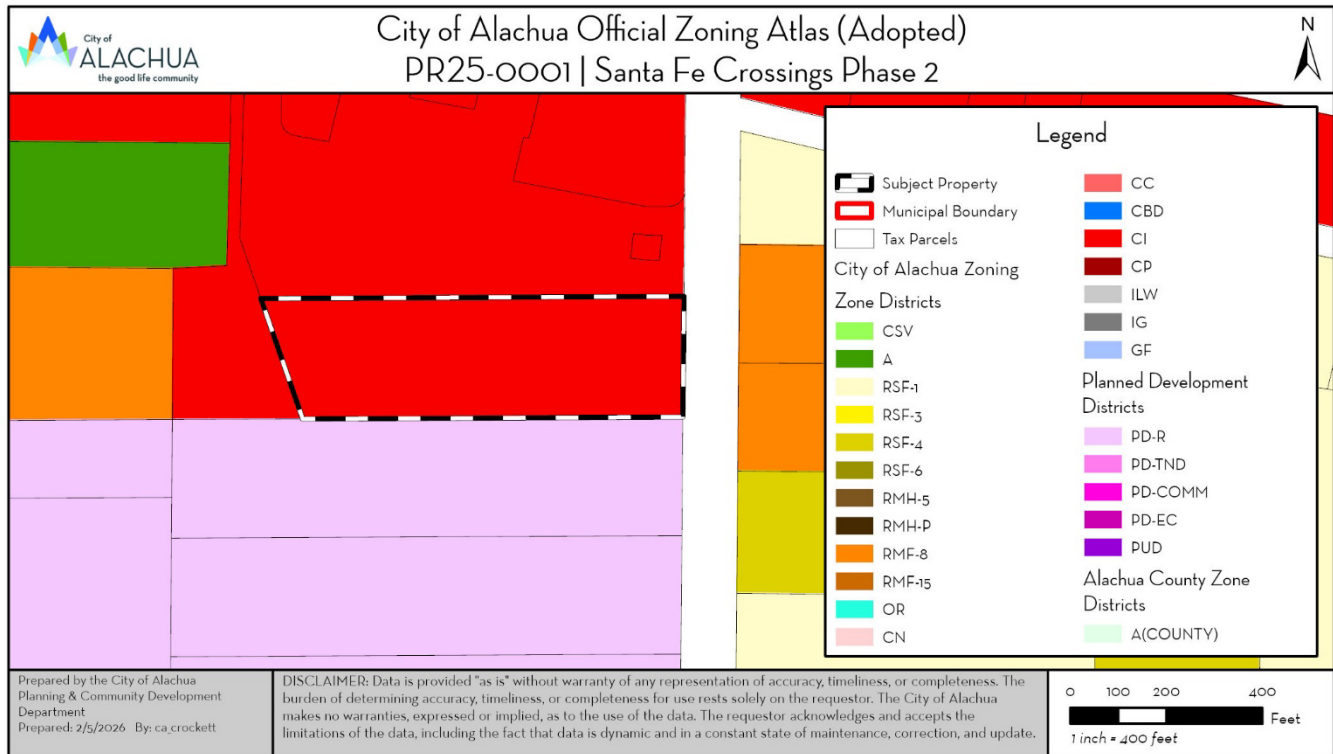
LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S 235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

EXHIBIT "B"





City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

February 10, 2026
Application #: PR25-0001

SUBJECT: A request to amend the

APPLICANT/AGENT: Professional Engineering Consultants, LLC

PROPERTY OWNER: Alachua 441/235, LLC

LOCATION: Generally located South of US 441, west of CR 235A

PARCEL ID NUMBER: 03042-052-007

FLUM DESIGNATION: Agriculture (proposed Commercial)

ZONING: Agriculture (A)

OVERLAY: N/A

ACREAGE: ± 4.17

PROJECT PLANNER: Bryan S. Thomas, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for Alachua 441/235, 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 Alachua 441/235, 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 Professional Engineering Consultants, LLC (applicant/agent) on behalf of Alachua 441/205, 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 Commercial Intensive (CI) on a ± 4.17-acre subject property assigned tax parcel number 03042-052-007.

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 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(E) *CI, Commercial Intensive District.* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. Higher density residential uses and affordable housing may be developed in conjunction with nonresidential uses. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange. The maximum residential density allowed is 15 dwelling units an acre.

Table 1. Comparison of Existing/Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Commercial
Max. Gross Density:	1 dwelling/5-acres 1 dwelling unit	63 units
Max. Floor Area:	0.5 Floor Area Ratio (FAR) 90,823 square feet	0.85 Floor Are Ratio (FAR)* 154,398 square feet
Typical Uses:	<ol style="list-style-type: none"> 1. Single-family detached dwelling units; 2. Manufactured homes; 3. Accessory dwelling units; 4. Group living; and, 5. Agricultural related uses. 	<ol style="list-style-type: none"> 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.
Net Increase/Decrease:	<p style="text-align: center;">Increase of 62 dwellings Increase of 63,575 square feet for non-residential</p>	
<p>*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.</p>		

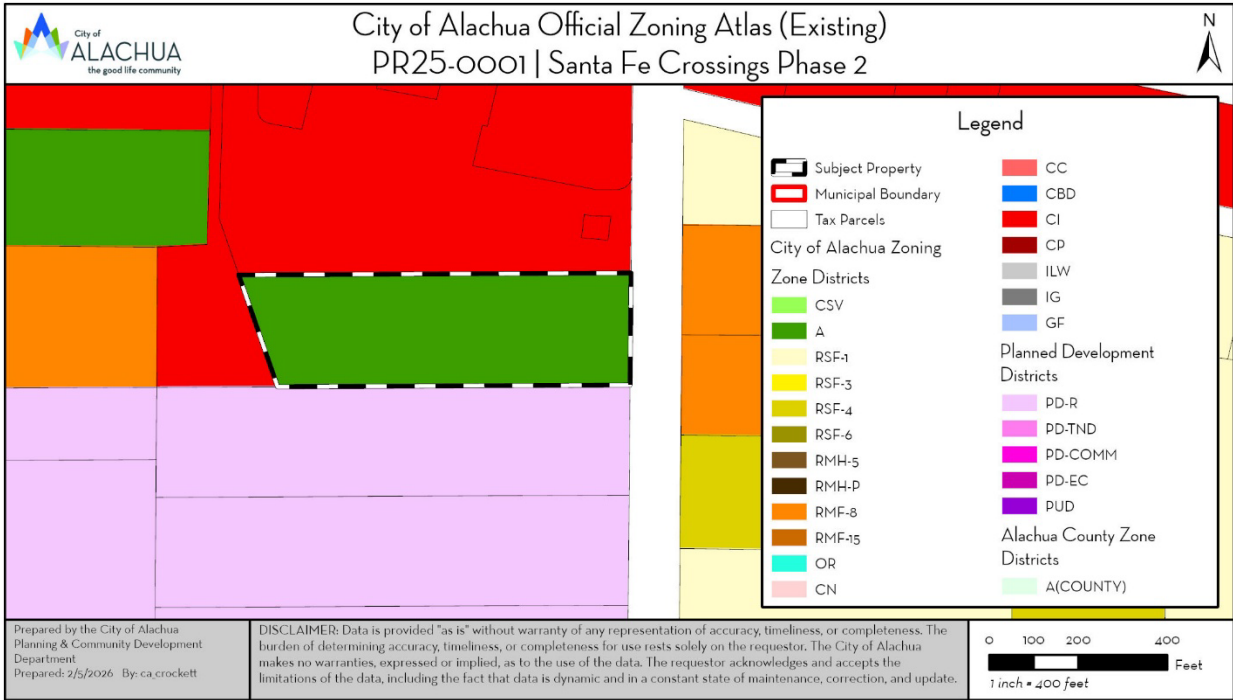


Figure 1. Existing Official Zoning Atlas with Subject Property

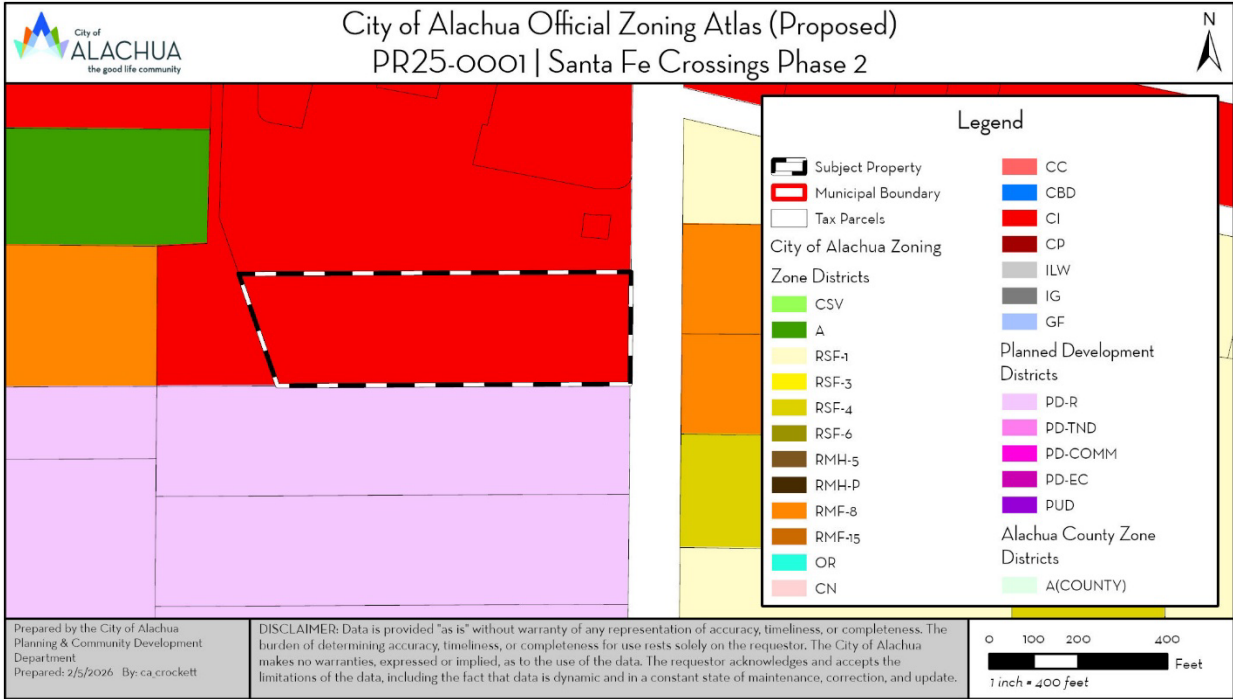


Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

The subject property is currently in planted pine trees, and has a utility easement across the eastern frontage with CR 235.

SURROUNDING USES

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

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Commercial	Commercial Intensive (CI)
South	Vacant Lands	Moderate Density Res.	Planned Development Res. (PD-R)
East	Fire Station	Medium Density Res.	Residential Multifamily-8 (RMF-8)
West	Residential	Commercial	Commercial Intensive (CI)

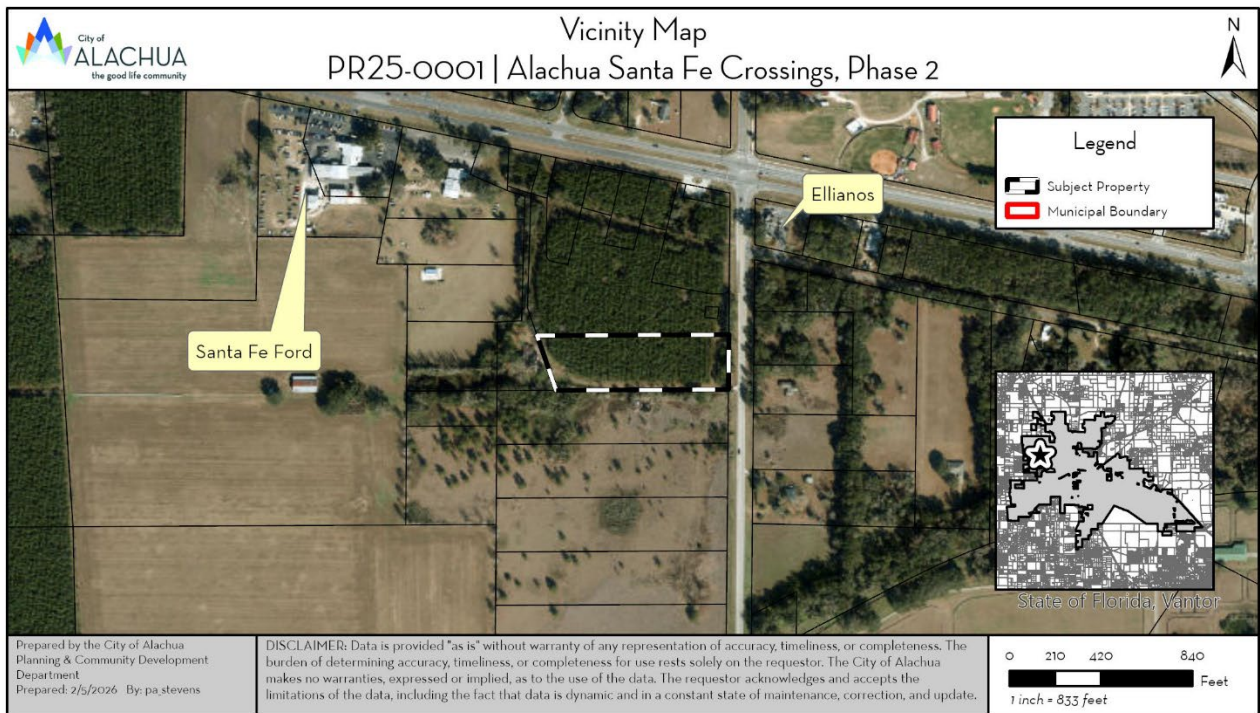


Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation. Neighborhood meetings are required for rezoning applications.

A neighborhood meeting was held on February 13, 2025 at Alachua County Library Alachua Branch 14913 NW 140 St., Alachua, FL 32615, to discuss the accompanying rezoning application. The applicant was available to answer questions. Materials submitted by the applicant indicated the meeting was attended by two members of the community, that “expressed their strong support” for the Small-Scale Future Land Use Map Amendment and Rezoning.

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.

Objective 1.3: *Commercial & Mixed-Use*

The City shall establish three commercial and mixed-use 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, and the potential for mixed-use developments 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 while diversifying the housing stock.

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 current Agriculture Future Land Use designation is outdated and does not align with the existing commercial and residential land uses in the surrounding area. This requested amendment to the future land use map seeks to correct this inconsistency, ensuring that the Future Land Use Map (FLUM) accurately guides future development on the site. The subject property is currently bordered by properties assigned with the commercial future land use to the north and west. Given these circumstances, the proposed amendment to a Commercial designation more accurately reflects the established development pattern and character of the surrounding area than the existing Agriculture designation. This map amendment will enhance and facilitate a suitable transition from more intensive land uses towards lessening intensity in the residential areas.

The applicant asserts that the proposed future land use map amendment from Agriculture to Commercial is necessary to align the map with a more appropriate land use. In conjunction with this correction, the change would support a seamless transition between existing commercial and residential development along this corridor.

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 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 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 in adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; 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, the Future Land Use Map 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.

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 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 permits 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 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: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

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 future development will connect to these City services as required.

Transportation Element

Policy 1.4.d: The City shall require pedestrian paths within subdivision and within new developments to be connected to paths outside the development.

Evaluation & Findings: Future development on the site will be required to provide connectivity to adjacent parcels as well as to any existing adjacent sidewalks.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development (s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

Evaluation & Findings: Ingress and egress access will be controlled by way of primary access to NW 173rd St/CR 235A. Furthermore, interconnectivity between adjacent uses will provide indirect access to US 441 and safe and efficient vehicular movement.

Community Facilities Element

Objective 1.4: Preventing Additional Nutrients in High Aquifer Recharge Areas

The City shall prevent additional nutrients from entering high aquifer recharge areas by encouraging and supporting the connection of existing developed areas to the wastewater system. Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect densely populated areas with onsite sewage treatment and disposal systems to the wastewater system, thereby minimizing the input of nutrients into the groundwater.

Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect densely populated areas with onsite sewage treatment and disposal systems to the wastewater system, thereby minimizing the input of nutrients into the groundwater.

Evaluation & Findings: **Evaluation & Findings:** Future development on the site will be required to connect to municipal water and wastewater systems.

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: Staff has prepared, and included within this report, an environmental conditions analysis. 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: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to wetlands 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 are two soil types found within the subject property, shown in Table 3.

Table 3. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	± 95%
Arredondo Fine Sand; 5 - 8% Slopes	A	Well Drained	Slight	Moderate, Slope	± 5%

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

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: 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.

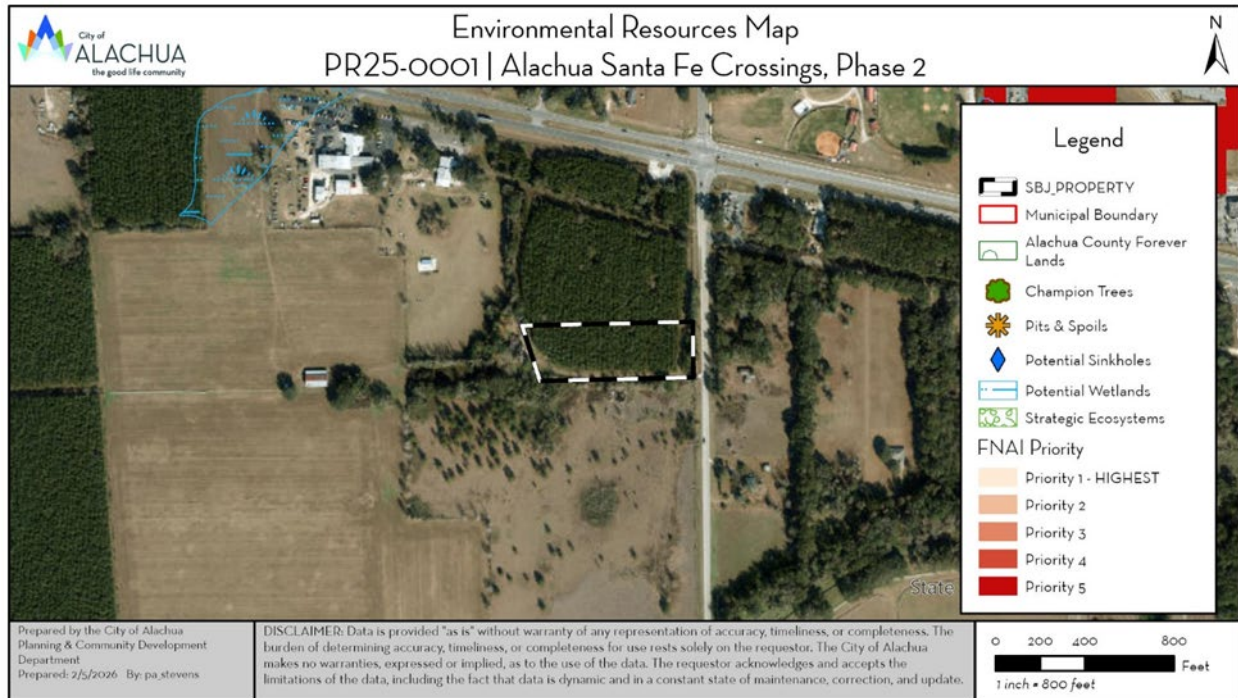


Figure 4. Environmental Resources Map

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 consistency with the zoning pattern established around the subject parcel. The amendment will provide for a logical continuation of business uses compatible with adjacent properties.

Additionally, the subject property is located along County Road 235A, near the intersection with U.S. Highway 441, which is an arterial roadway. The establishing purpose of the Commercial Intensive (CI) zoning district in accordance with Section 3.5.2(E) of the City’s Land Development Regulations states that the, “CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.”

- (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 urbanized area of the City, proximate to existing nonresidential uses. Lands adjacent to the south is zoned for a planned residential community, while land to the north is already zoned CI and contains pre-existing business. 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 complete a Commercial Intensive zone district by joining zoning with parcels north of the subject property, while eliminating an incompatible agricultural island.

The established purpose of the Community Intensive (CI) district is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location.

- (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 Intensive (CI) 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 west side of CR 235A, just south of the intersection with US Highway 441, which is classified as a principal arterial roadway.

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 Intensive (CI) zoning district, which is designated for commercial activities. To the north and west, the zoning includes Commercial Intensive (CI), while to the south, it is adjacent to Planned Development - Residential (PD-R), both of which allow similar uses as those proposed in the amendment.

- (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 will remove a spot zoning condition that evolved over time as parcels around it were rezoned. The proposed amendment

will remove 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.

- (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.

Note that the analysis was completed with an assumed use of retail sales and services, with a floor area ratio (FAR) of 0.75. An FAR of 0.75 is the maximum non-mixed-use development potential of the subject property in the CI zone district. Although this represents a maximum development scenario, the likelihood of the subject property being developed to this extent is minimal once all development parameters including parking, landscaping and stormwater are accounted for.

Traffic Impact

Table 4-1. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
6	U.S. Hwy 441 From I-75 to CR 235A	4/D	Principle Arterial	Urban	D
7	U.S. Hwy 441 From CR235A to NW 188 th Street	4/D	Principal Arterial	Urban	D
16	CR 235A From U.S. Hwy 441 to North City Limit	2/U	Major Collector	Comm	D
17	CR 235A From U.S. Hwy 441 to CR 235	2/U	Major Collector	Comm	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 6 US 441		Segment 7 US 441		Segment 16 CR 235A		Segment 17 CR235A	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume ¹	39,000	3,510	43,000	3,870	15,120	1,359	15,120	1,359
Existing Traffic ²	34,000	2,819	25,000	2,241	2,080	185	6,048	536
Reserved Trips ³	4,645	355	4,431	419	1,471	144	6,098	643
Available Capacity ³	355	244	13,569	1,210	11,569	1,030	2,974	180
Increase/Decrease in Trips Generated by Development ⁴	2,017	223	2,017	223	504	56	5,042	557
Residual Capacity	(1,662)	21	11,552	987	11,065	974	(2,068)	(377)
Residual Percentage of Permitted Design Capacity Utilized	104.26%	99.40%	73.13%	74.50%	26.82%	28.33%	113.68%	127.96%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
 2 Florida Department of Transportation. (2025). 2024 Count Data. Accessed via Florida Traffic Online April 2025.
 3 Source: City of Alachua January 2026 Development Monitoring Report.
 4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 820; Trip Distribution: Segment 6 - 40%; Segment 7 - 40%; Segment 16 - 10%; Segment 17 - 100%.

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of road segments 7 and 16. The analysis does show that the application could adversely impact the level of service of road segments 6 and 17. As required by Section 2.4.14 of the City's Land Development Regulations, if the development does not have de minimis

impacts, and the concurrency requirements are not met, the deficiencies will have to be addressed in the final development order prior to a certificate of concurrency compliance being issued. Accordingly, any application for development on the site will have its concurrency reevaluated, and any deficiency in roadway segments 6 and 17 will need to be addressed prior to receiving a final development order. This application does not constitute a final development order and concurrency will not be reserved.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	3,000,000
Less Actual Potable Water Flows ¹	1,565,500
Reserved Capacity ²	426,864
Available Capacity	1,007,636
Increase/Decrease in Potable Water Demand from Application	13,623
Residual Capacity	994,013
Residual Percentage of Permitted Design Capacity Utilized	66.87%
¹ City of Alachua Public Services Department, December 2025 ² City of Alachua January 2026 Development Monitoring Report ³ Source: Chapter 62-6.008, Florida Administrative Code. (Shopping Center Formula: 0.1 gpd/sq ft)	

Evaluation & Findings: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s potable water system will be reevaluated at the site plan or preliminary plat review stage.

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	396, 935
Available Capacity	290,065
Increase/Decrease in Sanitary Sewer Demand from Application	13,623
Residual Capacity	276,442
Residual Percentage of Permitted Design Capacity Utilized	81.57%
¹ City of Alachua Public Services Department, December 2025 ² City of Alachua January 2026 Development Monitoring Report ³ Source: Chapter 62-6.008, Florida Administrative Code. (Shopping Center Formula: 0.1 gpd/sq ft)	

Evaluation & Findings: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s wastewater system will be reevaluated at the site plan or preliminary plat review stage.

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	30,294.66	5,528.78
Increase/Decrease in Demand Generated by Application ³	1,635.00	298.00
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 January 2026 Development Monitoring Report ³ Formula: Per Sincero and Sincero (1936). Environmental Engineering: A Design Approach. <i>Princeton Hall, New Jersey</i> . 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 site plan application is not anticipated to adversely impact the level of service of solid waste facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will 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 (LOS) 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 (LOS) of public school facilities.

EXHIBIT "A"
TO
ALACHUA 441/235, LLC
REZONING
STAFF REPORT

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

ORDINANCE 26-05

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 FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI) ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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 duly advertised quasi-judicial 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 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 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 City of Alachua Official Zoning Atlas is hereby amended from Agricultural (A) to Commercial Intensive (CI) on a ± 4.17-acre subject property, consisting of tax parcel number 03042-052-007 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein by reference.

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 be effective upon its passage and adoption on the second and final reading. The effective date of this amendment shall be concurrent with the effective date of Ordinance 26-04. 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 on the ____ of _____, 2026.

PASSED and DULY ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____, 2026.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladres, City Manager/Clerk

Scott Walker, City Attorney

EXHIBIT "A"

Legal Description:

Tax Parcel: 03042-052-007

LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

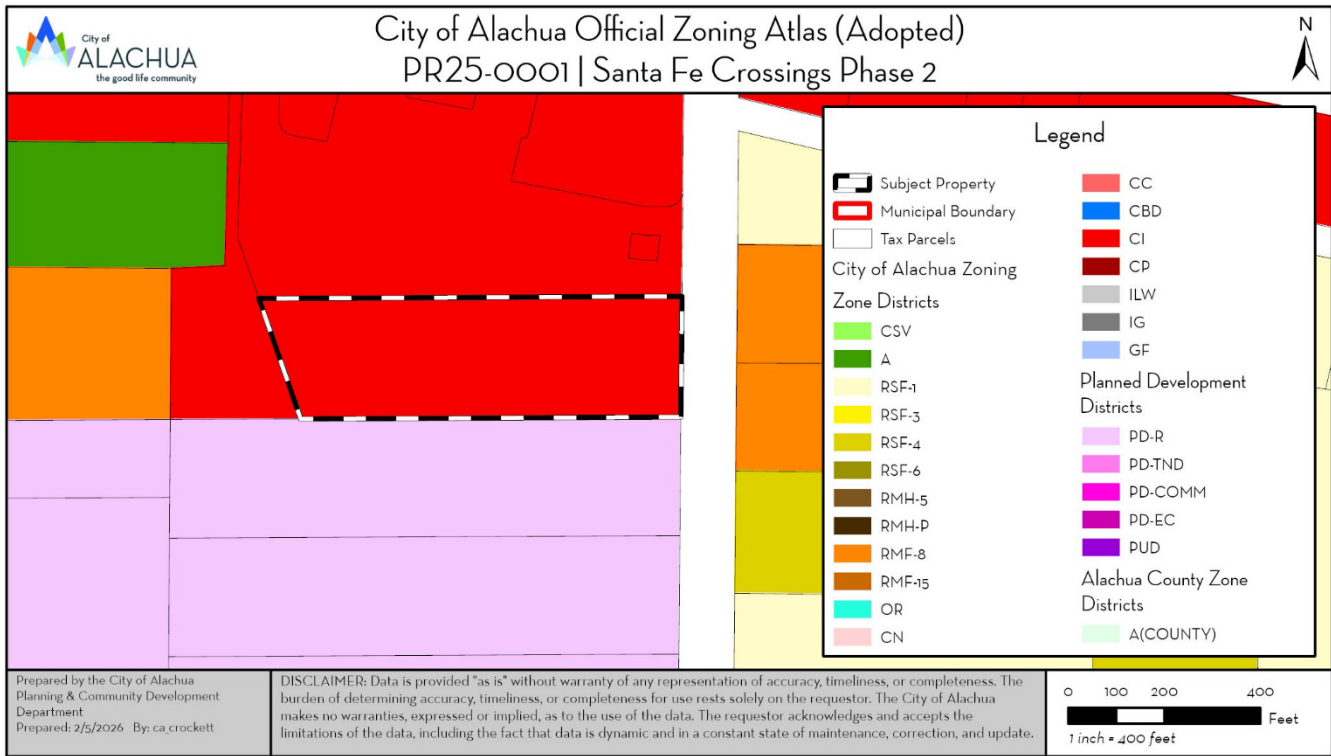
IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S 235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

DRAFT

EXHIBIT "B"



DRAFT

July 09, 2025

Submitted electronically to scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

Application #: PSSC25-0001; PR25-0001

RE: Completeness Review for Alachua Santa Fe Crossings, Phase 2 Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Scott Batterson,

On June 23, 2025, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre property, comprised of Tax Parcel Number 03042-052-007 from Agricultural (AG) to Commercial (COMM) and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI).

According to Section 2.26 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 Division has reviewed the aforementioned application for completeness and finds the applications are complete.

This letter is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting.

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

November 12, 2025

Submitted electronically to scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

RE: Completeness Review: Alachua Santa Fe Crossings, Phase 2 Small-Scale Comprehensive Plan Amendment (SSCPA) and Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Scott Batterson,

On October 30, 2025, the City of Alachua Planning & Community Development Department received your updated application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre subject property from Agriculture to Commercial. Additionally, the Rezoning application proposes to amend the Official Zoning Atlas designation from Agricultural (A) to Commercial Intensive (CI) for the same 4.17 ± acre property, identified as Tax Parcel Number O3O42-052-007.

In accordance with 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 the applications are complete.

An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at the Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions concerning the above information, please contact me at (386) 418-6125 or via email at be.fisher@cityofalachua.org.

Sincerely,



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

July 23, 2025

Submitted electronically to scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

**RE: Planning Assistance Team (PAT) Summary: Alachua Santa Fe Crossings, Phase 2
SSCPA and Rezoning Applications**

Dear Scott Batterson,

On June 23, 2025, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre property, comprised of Tax Parcel Number 03042-052-007 from Agricultural to Commercial and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI). A Completeness Review was performed on July 09, 2025 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed.

Please address the insufficiencies in writing and provide an indication as to how they were addressed by **5:00 PM on Wednesday, August 06, 2025**. A total of four (4) copies of each application package 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September 09, 2025 Planning & Zoning Board (PZB) Meeting**.

Please address the following insufficiencies:

Comprehensive Plan Amendment Application:

1. D.1, required is a statement of proposed change and maps which illustrate the proposed change. **When reviewing the referenced application, the statement was not addressed. The burden of justifying the amendment including identifying specific reasoning warranting the amendment. Therefore, a description of why the proposed change is needed, including any**

change in circumstances to the property area in which the property is located that warrants the Future Land Use Map Amendment designation.

2. D.2(II), the response to the criteria reads, “This parcel is surrounded by urban public infrastructure, major roadways, adequately sized wet and dry utilities with capacities, and nearby urban support services e.g. new fire station adjacent to east”. **Though this point has a response, it is in broad terms, which does not consummate the proposed Future Land Use Map Amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Please address, giving specifics on how the propose Future Land Use Map Amendment will promote the efficiency and cost effectiveness of the public infrastructure and services.**
3. D.2(III), the response to the criteria reads, “Development to the north of the subject property provides for significant improvements to pedestrian facilities that previously did not exist. The proposed amendment will bring further connectivity south along CR 235A as it is developed with commercial uses, which also permit a mix of densities, supporting housing options. The connectivity will bridge existing commercial uses along the Hwy 441 commercial corridor with future residential development in the area. **This response does not identify supportive specifics in regards to promoting walkability and connected communities, provisions for compact development and a mix of uses at densities and intensities supporting a range of housing, and multimodal transportation system. Please correct the response to give specifics as it relates to the criteria for subject property and the surrounding area.**
4. D.2(IV), the response to the criterion reads, “The proposed amendment will promote conservation of water and energy by intensifying development along the Hwy 441 commercial corridor, where the City has robust infrastructure of water, wastewater and electric. By promoting compactness along this commercial corridor, it further discourages sprawl development that is costly to provide water and energy services. **This response will need to be qualitative, this is prevalent to describing why and how this proposed Future Land Use Map Amendment will positively promote conservation of water and energy. Please provide a response specific to the land use map amendment request and its promotion of conservation of water and energy.**
5. D.2(V), response reads, “By promoting commercial development along the Hwy 441 corridor, the preservation of agriculture areas and activities of the community can be achieved.” **Please provide specifics on the agricultural areas that will be preserved as a result of allowing this Future Land Use Map Amendment request.**
6. D.2(VI), the response to this standard read, “The proposed amendment will allow for uses consistent with commercial activities. The City Land Development Regulations provide for open space requirements, including the use of stormwater management facilities.” **This response does not address preservation of open space, natural lands or public open space relative to this subject property in review. Please correct response.**
7. D.2(VII), the response to this standard read, “Given the proposed residential units to the south (Alachua West residential subdivision), the west (Farmlands Subdivision Phase 1), the north Briarwood Phase 2 and 3) and the east (Tomoka Hills et al.) plus the surrounding

existing densities, the proposed commercial land use and zoning is not only justified but needed. The proposed amendment will ensure the nonresidential needs of this area are met.” **Please explain precisely how this proposed Future Land Use Map Amendment “will ensure the nonresidential need of this area are met”.**

8. D.2(VIII), the response to this point of criteria read, “N/A”. **This response requires corrections that include supportive information on how the proposed Future Land Use Map Amendment will provide remediation to existing or planned forms of urban sprawl in the immediate area.**
9. D.3, Concurrency Impact Analysis, includes a response that reads, “The Phase 2 parcel proposes to defer any City required studies, until a development program is finalized concurrent with Site Plan application. The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local level of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program.” **What specific policies, objectives, goals and quantitative data are in place to validate the information presented? Please provide information related to this Future Land Map Amendment. Additionally, it appears that the actual use of the property has not yet been identified. Though the request may move forward, it would be beneficial to have a verifiable response on how each of the relative factors are in public interest and what benefit to the public will accrue from this map amendment. Without this valid justification, the staff is unable to validate a positive recommendation.**
10. D.4, Needs Analysis demonstrating the necessity, the responsive statement reads, “Commercial uses shall be limited to an intensity of less than or equal to...0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre...this would provide for an allowable 136,234 SF of commercial intensity, which is not economically or physically able to fit given the zoning yard design parameters such as height restrictions” **This statement is regarding zoning, therefore this is not the appropriate forum because the main purpose of this application is demonstrate evidence that supports the requested Future Land Use Map Amendment that the City of Alachua’s staff can recommend for approval.**
11. D.5, Analysis of Consistency with the City of Alachua Comprehensive Plan was shown twice, but only identified once. Additionally, each element, objective, policy chosen to support the Future Land Use Map Amendment request was not addressed individually. Therefore, this point of information must be corrected.

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application:

1. D.1, the response to this principle reads, “This application proposes via Small-Scale Comprehensive Plan Amendment and concurrent Rezoning to change the property’s Future Land Use designation from Agricultural to Commercial and Zoning Atlas from Agricultural “A” to the Commercial Intensive “CI” zoning district” **Please correct this statement to reflect this is the Zoning Atlas Amendment Application request accompanying a Future Land Use Map Amendment. The current reading does not correlate with this application request.**
2. D.3, Concurrency Impact Analysis, **what specific policies, objectives, goals and quantitative data are in place to validate the information presented? Please provide information related to this Zoning Map Amendment request. Additionally, it appears that the actual use of the property has not yet been identified. Though the request may move forward, in means of receiving a positive recommendation it will benefit to have a verifiable response to how each of the relative factors are in public interest and what benefit to the public will accrue from this map amendment. Without this valid justification, the staff is unable to validate a positive recommendation.**
3. D.4, Analysis of Consistency with City of Alachua Comprehensive Plan, response included in the application reads, “The proposed small-scale comprehensive plan amendment is consistent with the Goals, Objectives, and Policies (GOPS) identified below and are provided to established a basis of the application’s consistency with the Comprehensive Plan. There may be additional GOPs that the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs are provided below.” **This response is related to a Future Land Use Map Amendment, not the requested Zoning Map Amendment. The Future Land Use is a component of the Comprehensive Plan, which offers guidance. Whereas Zoning governs how real property can and cannot be used in certain geographic areas. Therefore, this response will need to updated to reflect details related to the Zoning Map Amendment.**

Additionally, there is a statement at the end that reads, “The location of this proposed site plan is consistent with the City’s commercial areas and the use is consistent with the list of uses allowed by this policy.” At this time, there are no site plans under review for the subject property, please revise this statement.

4. D.5, Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, the responses are as follows:
 - i. Consistent with Comprehensive Plan, the response provided reads, “The proposed site plan aligns with the goals, objectives, and policies set forth in the Comprehensive Plan. It supports planned land use, promotes sustainable development, and enhances the surrounding area in accordance with established guidelines. By incorporating key principles such as efficient land utilization, environmental stewardship, and community connectivity, the site plan effectively furthers the vision and framework outlined in the Comprehensive Plan.” **This statement refers to a site plan, which has not been submitted. At this time, the action sought in the application is to amend adopted Zoning Atlas; therefore, this an invalid statement that shall be revised. Additionally, details specific to**

the subject site in regards to how the Future Land Use Map Amendment requested is consistent with the City of Alachua's adopted Comprehensive Plan.

- ii. Consistent with Ordinances, the response reads, "The proposed amendment is fully compliant with all applicable provisions of Alachua's Land Development Regulations (LDRs) and the City Code of Ordinances. It does not conflict with any established regulatory framework, ensuring alignment with local land use, zoning requirements, and municipal policies. The amendment maintains consistency with the city's planning goals while adhering to all legal standards and development guidelines. **This response acknowledges the proposed amendment is fully compliant, but it does not provide specifics that demonstrate support for this statement. Please provide more site specific and related details.**
- iii. Logical Development Pattern, the response states, "The proposed amendment promotes a logical and orderly development pattern, ensuring a cohesive and well-integrated approach to land use. It aligns with the established planning framework and is consistent with the character and purpose of the surrounding developments. By maintaining conformity with adjacent land uses, the amendment enhances continuity and supports a balanced growth strategy that respects both existing infrastructure and future development objectives. **Please explain how this proposed Future Land Use Map Amendment promotes logical and orderly development patterns precise to the subject property; to give an understanding of why approving this request is important and beneficial to the City.**
- iv. Pre-Mature Development, response reads, "The proposed amendment does not result in premature development in undeveloped or rural areas. Instead, it supports a well-timed and appropriate expansion that aligns with the evolving character of the surrounding area. With the construction of WaWa and ongoing development of neighboring properties, the site is primed and ready for growth. The amendment enhances the existing development momentum, ensuring compatibility with infrastructure and the community's forward-looking vision while fostering sustainable and strategic land use." **The response presented does not give a full spectrum of why this requested Zoning Map Amendment is not premature. The only specific reference is WaWa, please give more details.**
- v. Incompatible with Adjacent Lands, the response states, "The current land use designation of the subject property as Agricultural (AG) does not align with the adjacent lands designated as Commercial Intensive (CI). The surrounding area has evolved to support high-intensity commercial development, creating land use pattern that is no longer consistent with agricultural zoning. The proposed amendment seeks to bring the site into alignment with the existing commercial framework, ensuring computability with neighboring properties and facilitating a cohesive development pattern that supports the area's growth and economic vitality." **Please specify how the surrounding area has evolved to support high-intensity commercial development.**

- vi. Adverse Effect on Local Character, the statement reads, “ The proposed amendment will seamlessly integrate into the existing development landscape, reinforcing the area’s ongoing transformation. By aligning the site with neighboring properties and modern land use trends, this change fosters a cohesive and well-balanced expansion. Rather than introducing disruptive elements, it contributes to a more unified and efficient land use pattern, allowing the area to evolve in a manner that complements existing infrastructure and enhances economic opportunities. This amendment supports sustainable growth and ensures the site remains a valuable asset to the surrounding community.” **Please explain how the proposed Future Land Use Map Amendment for this subject property will not adversely affect the character of the general area including aspects of traffic, intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances. With knowledge of what development type is being sought for this property that will assist in giving more details. The supporting details should include emphasis on how this request will not become adversary to the surrounding area, but more in concert with the existing development trend that has been established and other relevant information.**

- vii. Not Deviate from Pattern of Development, response shown in the application packet reads, “ The proposed amendment aligns seamlessly with the established and evolving development pattern of the area. The site’s transition to Commercial Intensive (CI) zoning ensures consistency with surrounding properties, reinforcing a unified land use framework.” **This statement reads good, but it does not give further details to support what development pattern has been established; please expound on what type or types of commercial. Also, the suggestion of the area’s development pattern evolving; please explain how in details related to the subject property.**

- viii. Encourage Sprawl, the reply states, “This parcel is an agriculturally designated “island” surrounded by more intense and dense Future Land Uses and existing and proposed urban development sufficient to support its change to commercial.” **Please give examples of what uses surround this property that is more intense and denser that adequately support the Zoning Map Amendment being requested.**

- ix. Spot Zoning, the reply reads, “By transitioning from Agricultural (AG) to Commercial Intensive (CI), the site will align with adjacent properties that already feature CI zoning.” **Please describe where these suggested properties are located in relation to the subject property.**

- x. Public Facilities, in response, stated is, “ The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program. Please see the most current City provided “Development Monitoring Report” typically updated on a monthly basis by Carson J. Crockett.” **This response does not address how the proposed Zoning Map Amendment will not result in development in a location where there are no plans by the City to provide public facilities. The information presented, must be site specific and include verifiable data. Please update this response.**

- xi. No Adverse Effect on the Environment, the response reads, “Note that no wetlands or protected habitats exist.” **Please present a map or data that supports this statement.**

If you have any questions regarding the information above, please contact me at (386) 418-6125 or via email at 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



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: Alachua Santa Fe Crossings Phase 2 (ASFCP2)
2. Address of Subject Property: Unassigned Location (South of Phase 1 = 16304 NW US Hwy 441, Alachua, FL 32615)
3. Parcel ID Number(s): 03042-052-007
4. Existing Use of Property: Vacant / Planted Pines
5. Future Land Use Map Designation: A (Agricultural)
6. Existing Zoning Designation: A Agricultural
7. Proposed Zoning Designation: CI Commercial Intensive
8. Acreage: 4.17

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): R. Scott Batterson, PE Title: Director of Development
Company (if applicable): ALACHUA 441/235 LLC c/o V 3 CAPITAL GROUP LLC
Mailing address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703
Telephone: () (407) 579-9808 FAX: () N/A e-mail: scott@v3capital.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): ALACHUA 441/235 LLC c/o Trey Vick (JOHN C VICK, III) Manager
Mailing Address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703

* 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

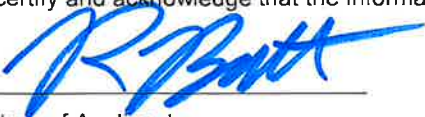
1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public 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

Signature of Co-applicant

R. Scott Batterson

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua Seminole

The foregoing application is acknowledged before me this 29 day of April, 2025, by R. Scott

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


Signature of Notary Public, State of Florida





THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Unassigned Location (South of Phase 1 - 16304 NW US Hwy 441, Alachua, FL 32615)
Parcel ID Number(s): 03042-052-007
Acreage: 4.17

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Trey Vick (JOHN C VICK, III) Title: Manager
Company (if applicable): ALACHUA 441/235 LLC c/o V 3 CAPITAL GROUP LLC
Mailing Address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703
Telephone: (407) 848-1663 FAX: _____ e-mail: trey@v3capital.com

C. AUTHORIZED AGENT

Name: R. Scott Batterson, PE Title: Director of Development
Company (if applicable): V 3 CAPITAL GROUP LLC c/o PEC-Professional Engineering Consults, LLC
Mailing address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703
Telephone: (407) 579-9808 FAX: _____ e-mail: scott@v3capital.com

D. REQUESTED ACTION:

Small Scale Comprehensive Plan Amendment, Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application, & ALL entitlement/permitting approvals

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

Signature of Co-applicant

John C. Vick III (Trey Vick)
Typed or printed name and title of applicant

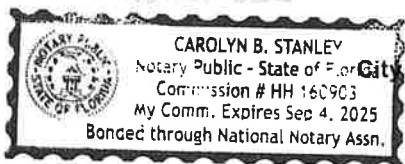
Typed or printed name of co-applicant

State of Florida County of Alachua Seminole

The foregoing application is acknowledged before me this 29 day of April, 2025, by John C.

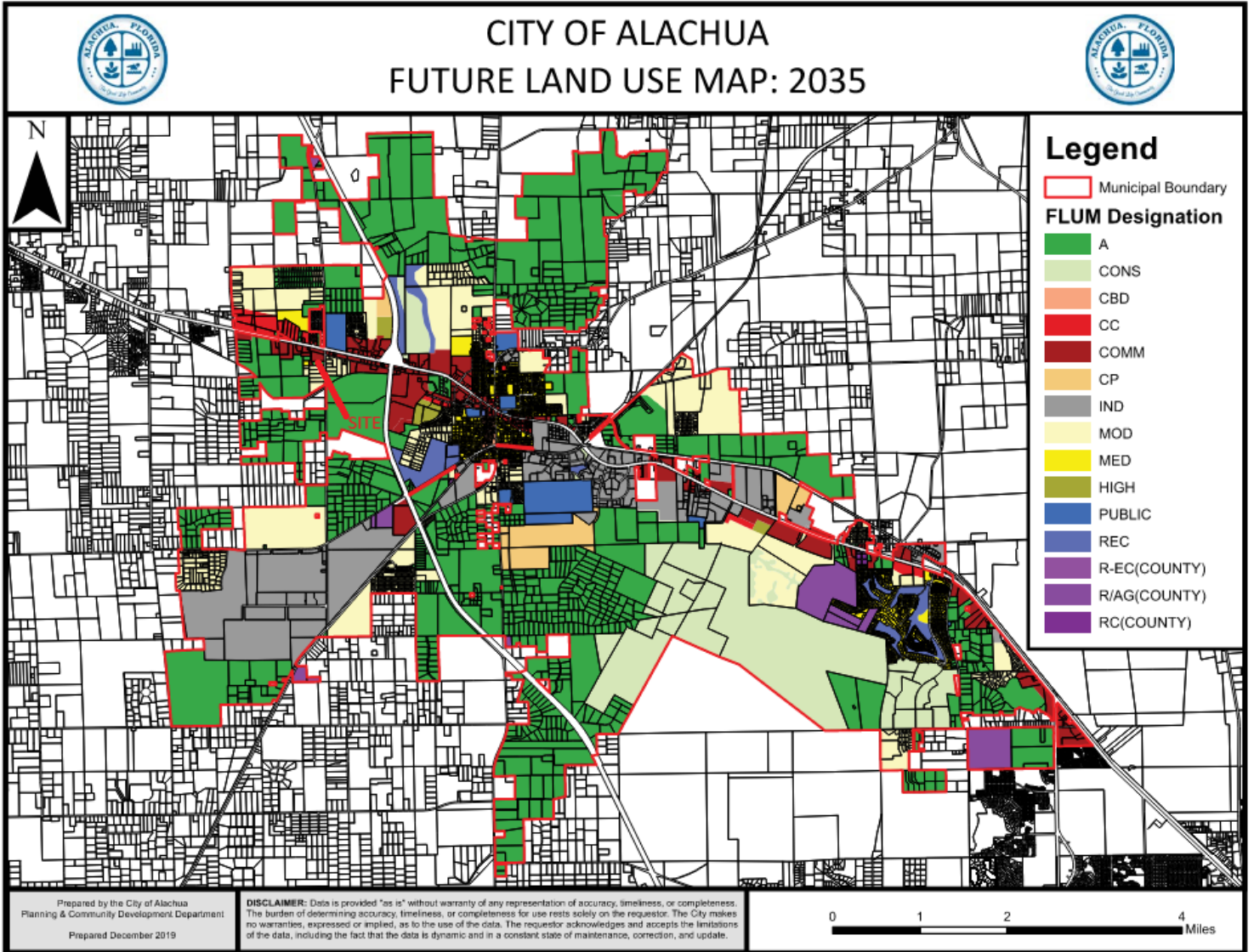
Vick III, who is/are personally known to me, or who has/have produced _____
as identification.

Carolyn B. Stanley
Signature of Notary Public, State of Florida

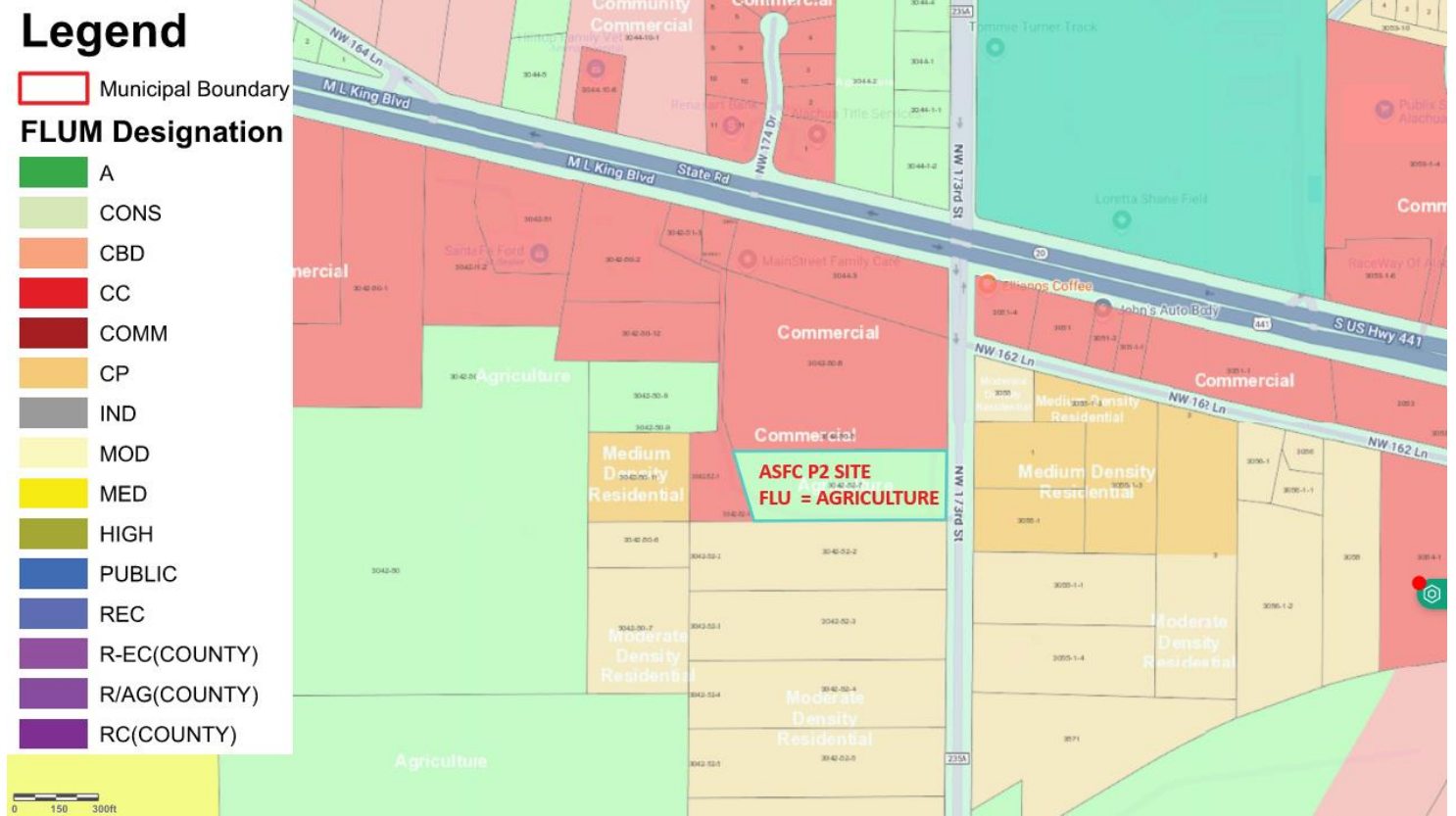


City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

CITY OF ALACHUA FUTURE LAND USE MAP: 2035



CITY OF ALACHUA FUTURE LAND USE MAP: 2035 EXISTING FLU = A



CITY OF ALACHUA ZONING MAP: 2035

EXISTING ZONING = A

City of Alachua Zoning

zonecode

[all other values]

- (A) Agriculture
- GF
- (CP) Corporate Park District
- (CBD) Commercial, Central Business District
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (CN) Commercial, Neighborhood
- (CSV) Conservation
- (IG) Industrial General
- (ILW) Industrial, Light and Warehousing
- (OR) Office Residential
- (PD-COMM) Planned Development, Commercial
- (PD-EC) Planned Development, Employment Center
- (PD-R) Planned Development, Residential
- (PD-TND) Planned Development, TDR
- (PUD) Planned Unit Development

- (RMF-8) Residential Multi-Family
- (RMF-15) Residential Multi-Family
- (RMH-5) Residential, Mobile Home
- (RMH-P) Residential, Mobile Home Park
- (RSF-1) Residential, Single Family
- (RSF-3) Residential, Single Family
- (RSF-4) Residential, Single Family
- (RSF-6) Residential, Single Family
- (A) County Agriculture
- (PD) County Planned Development
- (MP) County Manufacturing/Processing

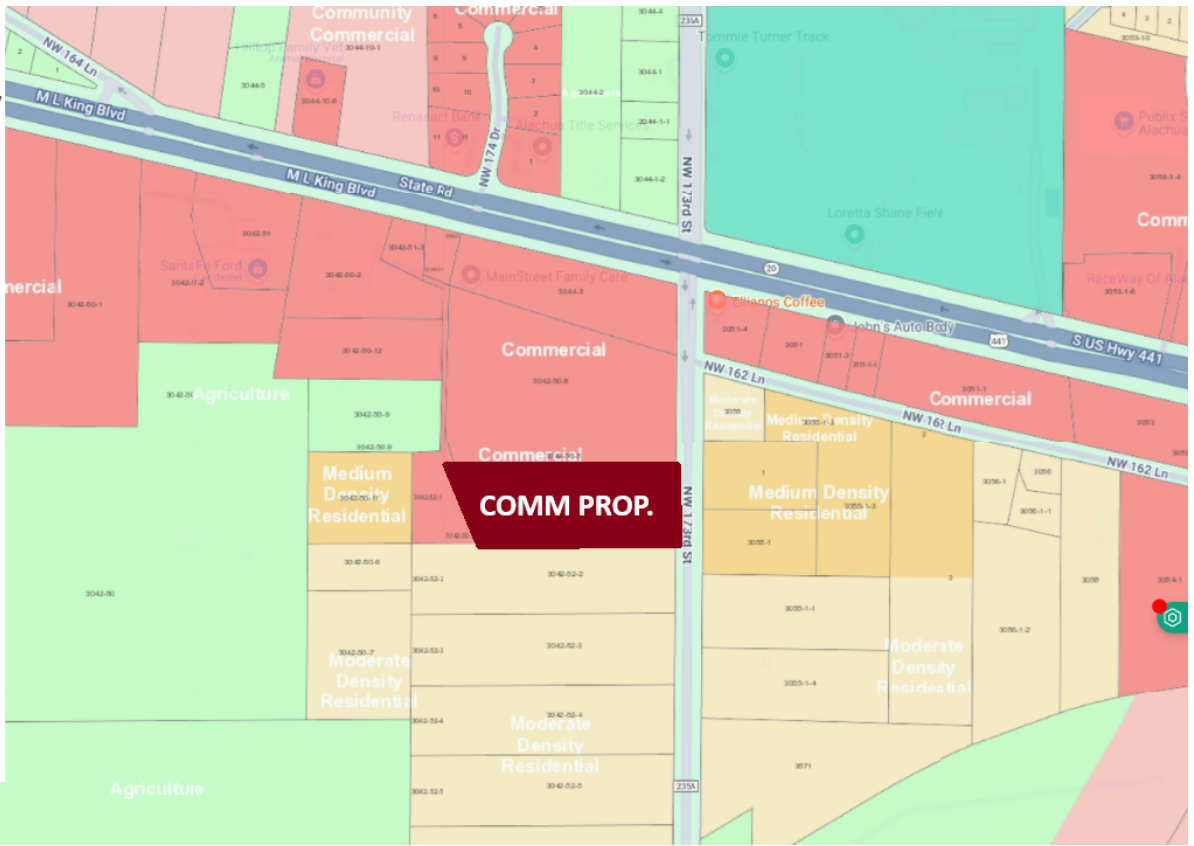
0 150 300ft



CITY OF ALACHUA FUTURE LAND USE MAP: 2035 PROPOSED FLU = COMM

Legend

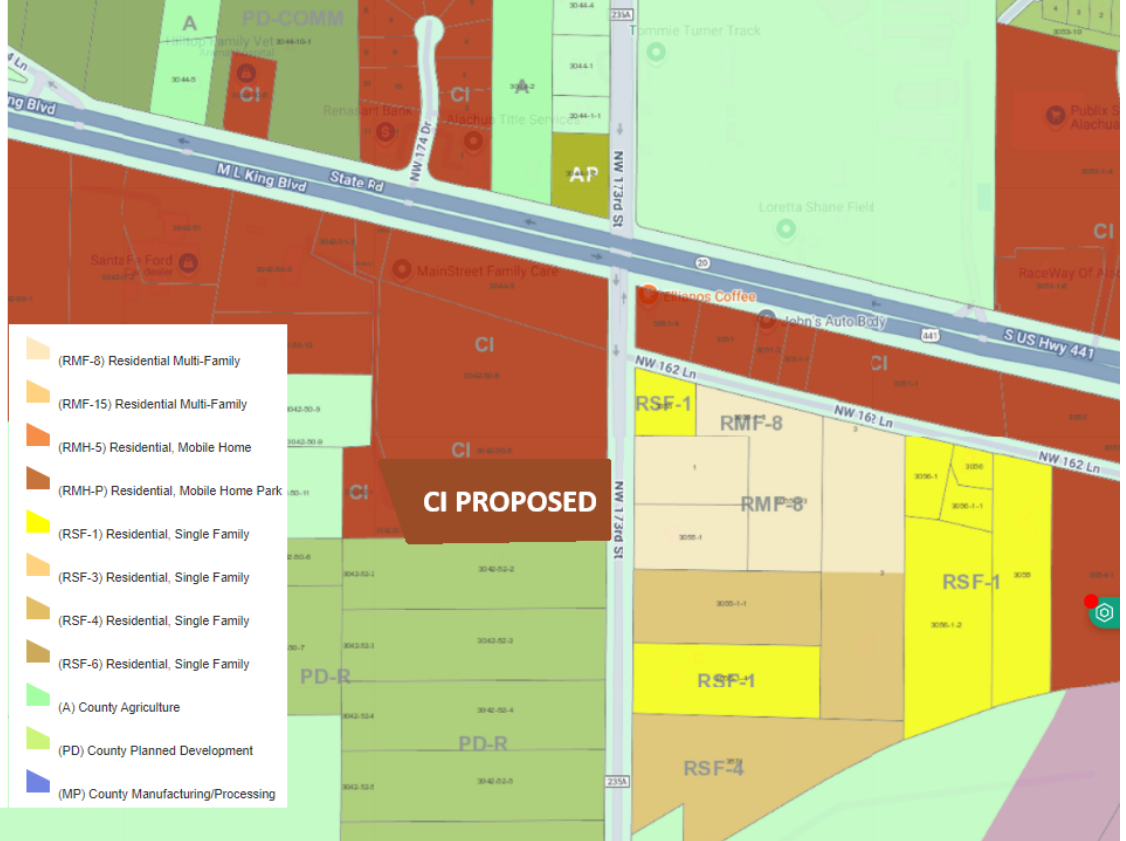
- Municipal Boundary
- FLUM Designation**
- A
- CONS
- CBD
- CC
- COMM
- CP
- IND
- MOD
- MED
- HIGH
- PUBLIC
- REC
- R-EC(COUNTY)
- R/AG(COUNTY)
- RC(COUNTY)



CITY OF ALACHUA ZONING MAP: 2035

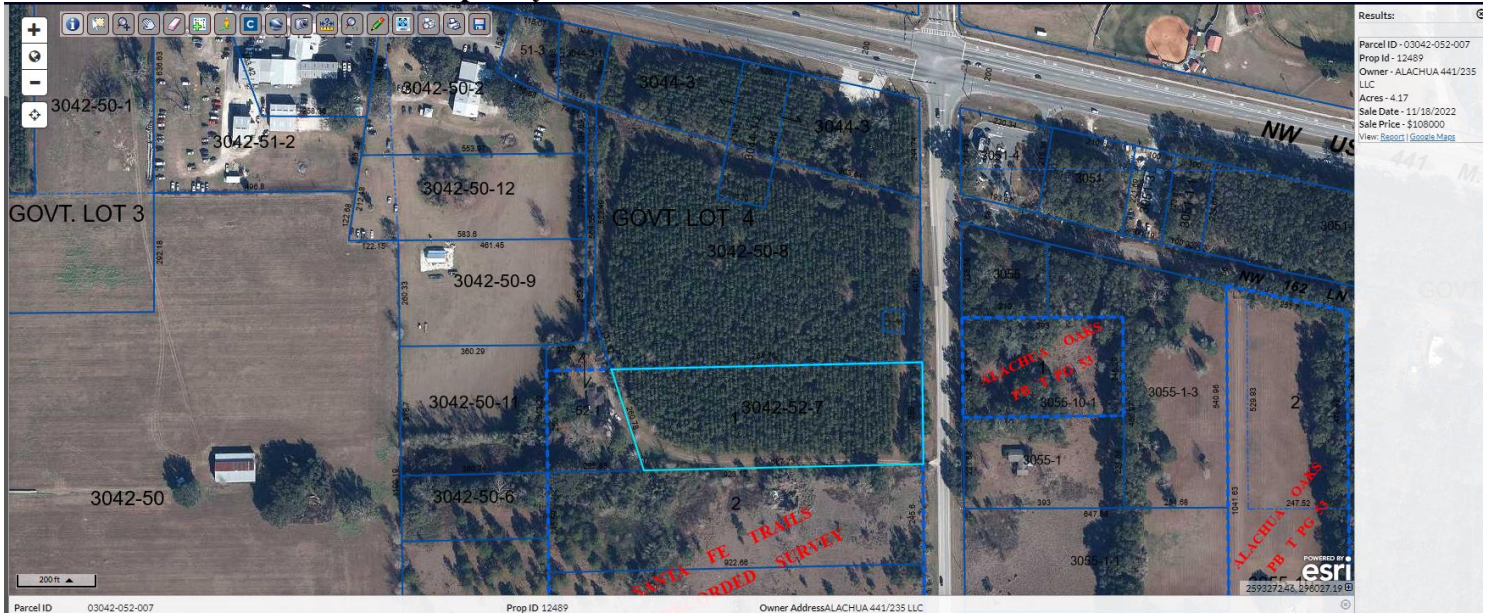
PROPOSED ZONING = CI

- City of Alachua Zoning
- zonecode
- [all other values]
- (A) Agriculture
- GF
- (CP) Corporate Park District
- (CBD) Commercial, Central Business District
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (CN) Commercial, Neighborhood
- (CSV) Conservation
- (IG) Industrial General
- (ILW) Industrial, Light and Warehousing
- (OR) Office Residential
- (PD-COMM) Planned Development, Commercial
- (PD-EC) Planned Development, Employment Center
- (PD-R) Planned Development, Residential
- (PD-TND) Planned Development, TDR
- (PUD) Planned Unit Development



2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)

Please see below ACPA aerial map May 2023



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.*

The Phase 2 parcel proposes to defer any City required studies, until a development program is finalized concurrent with Site Plan application. The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local levels of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program.

Transportation Mobility

The City of Alachua Comprehensive Plan Transportation Element Objective 1.1 establishes level of service standards (LOS) for all roadways.

Concurrency Assessment:

The proposed project will generate trips and distributions based on the yet-to-be-determined development program. Based on the most recent attached, the City LOS will be maintained.

Owner/Applicant will provide an update to the previously approved phase 1 Santa Fe Crossings traffic study performed by KHA, per City approved methodology, at the time of site permit application.

Potable Water

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.5 establishes Potable Water LOS.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. Concurrency will be evaluated at the site plan development stage.

Wastewater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.2 establishes LOS for Wastewater.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. Concurrency will be evaluated at the site plan development stage.

Solid Waste

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.3 establishes LOS for Solid Waste.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program in tons per day. Based on the most recent attached, the City LOS will be maintained.

Stormwater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.4 establishes LOS for Stormwater. The policy establishes the standard as follows, "A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses. The level of service standard for water quality treatment shall be treatment for the "first one inch" of runoff, and shall be in compliance with the design and performance standards established in Rules 40C42.025, and 40C-42.035, Florida Administrative Code, to ensure that the receiving water

quality standards of Rule 62.302.500, Florida Administrative Code, are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Rule 62-302, Florida Administrative Code. These standards shall apply to all new development and redevelopment.”

Concurrency Assessment: Any development of the subject property will be designed to maintain the City LOS with a master stormwater system to be designed to meet a 100-year critical duration rainfall and other stormwater regulatory requirements of the City and Suwannee River Water Management District.

Recreation

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.6 establishes LOS for recreation based on the residents to be served.

Concurrency Assessment: As this is an application for a Future Land Use amendment and Zoning amendment to commercial, there is no impact to residential recreational facilities.

Public School Facilities

The City of Alachua Comprehensive Plan Policy 1.2.a.7 establishes LOS for public school facilities based on number of students and available capacity for educational facilities.

Concurrency Assessment: As this is an application for a Future Land Use amendment and Zoning amendment to commercial, there is no impact to public school facilities.

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.)

The proposed small scale comprehensive plan amendment is consistent with the Goals, Objectives, and Policies (GOPs) identified below and are provided to establish a basis of the application’s consistency with the Comprehensive Plan. There may be additional GOPs that the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs are 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.

Comprehensive Plan Consistency: The location of this project is consistent with the Future Land Use Map and executes the development of economic commercial uses.

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.

Comprehensive Plan Consistency: The location of this use in an area that is intended to contribute to the provision of a broad range of commercial uses including retail sales and services, particularly along the Hwy 441 corridor, which the City has designated for commercial uses

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. 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.

Comprehensive Plan Consistency: The location of this proposed site plan is consistent with the City's commercial areas and the use is consistent with the list of uses allowed by this 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.

The proposed site plan aligns with the goals, objectives, and policies set forth in the Comprehensive Plan. It supports planned land use, promotes sustainable development, and enhances the surrounding area in accordance with established guidelines. By incorporating key principles such as efficient land utilization, environmental stewardship, and community connectivity, the site plan effectively furthers the vision and framework outlined in 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.

The proposed amendment is fully compliant with all applicable provisions of Alachua's Land Development Regulations (LDRs) and the City Code of Ordinances. It does not conflict with any established regulatory framework, ensuring alignment with local land use, zoning requirements, and municipal policies. The amendment maintains consistency with the city's planning goals while adhering to all legal standards and development guidelines.

iii. *Logical Development Pattern*

The proposed amendment would result in a logical and orderly development pattern.

The proposed amendment promotes a logical and orderly development pattern, ensuring a cohesive and well-integrated approach to land use. It aligns with the established planning framework and is consistent with the character and purpose of the surrounding developments. By maintaining conformity with adjacent land uses, the amendment enhances continuity and supports a balanced growth strategy that respects both existing infrastructure and future development objectives.

iv. *Pre-Mature Development*

The proposed amendment will not create premature development in undeveloped or rural areas.

The proposed amendment does not result in premature development in undeveloped or rural areas. Instead, it supports a well-timed and appropriate expansion that aligns with the evolving character of the surrounding area. With the construction of Wawa and ongoing development of neighboring properties, the site is primed and ready for growth. The amendment enhances the existing development momentum, ensuring compatibility with infrastructure and the community's forward-looking vision while fostering sustainable and strategic land use.

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.

The current land use designation of the subject property as Agricultural (AG) does not align with the adjacent lands designated as Commercial Intensive (CI). The surrounding area has evolved to support higher-intensity commercial development, creating a land use pattern that is no longer consistent with agricultural zoning. The proposed amendment seeks to bring the site into alignment with the existing commercial framework, ensuring compatibility with neighboring properties and facilitating a cohesive development pattern that supports the area's growth and economic vitality.

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.

The proposed amendment will seamlessly integrate into the existing development landscape, reinforcing the area's ongoing transformation. By aligning the site with neighboring properties and modern land use trends, this change fosters a cohesive and well-balanced expansion. Rather than introducing disruptive elements, it contributes to a more unified and efficient land use pattern, allowing the area to evolve in a manner that complements existing infrastructure and enhances economic opportunities. This amendment supports sustainable growth and ensures the site remains a valuable asset to the surrounding community.

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.

The proposed amendment aligns seamlessly with the established and evolving development pattern of the area. The site's transition to Commercial Intensive (CI) zoning ensures consistency with surrounding properties, reinforcing a unified land use framework.

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.

This parcel is an agriculturally designated “island” surrounded by more intense and dense Future Land Uses and existing and proposed urban development sufficient to support its change to commercial.

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).

By transitioning from Agricultural (AG) to Commercial Intensive (CI), the site will align with adjacent properties that already feature CI 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.

The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program. Please see the most current City provided “Development Monitoring Report” typically updated on a monthly basis by Carson J. Crockett

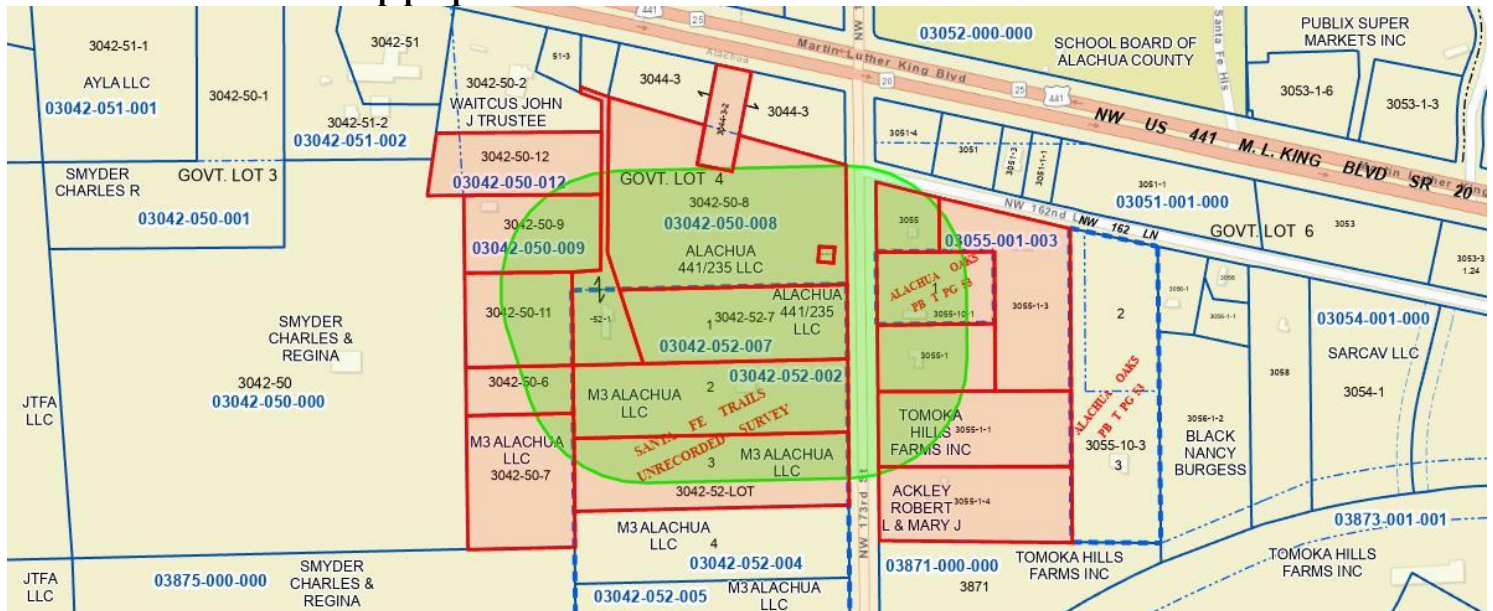
xi. *No Adverse Effect on the Environment*

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.

Note that no wetlands or protected habitats exist.

- 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).*

Please see below ACPA map properties within 400’ “buffer”:



Please see below completed labels contents in file:

<p>M3 ALACHUA LLC c/o PETER MCDANIEL (03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003) 1276 MINNESOTA AVE WINTER PARK, FL 32789</p>	<p>WAITCUS JOHN J TRUSTEE (03042-050-009, 03042-050-012) 7453 SW 116TH TER GAINESVILLE, FL 32608</p>	<p>WAITCUS HENRIETTA TRUSTEE 03042-050-011 7453 SW 116TH TER GAINESVILLE, FL 32608</p>
<p>WAITCUS GREGORY MICHAEL SR TRU (03042-052-001) 15218 NW 258TH PL ALACHUA, FL 32615</p>	<p>TOMOKA HILLS FARMS INC (03055-001-001, 03055-001-003, 03055-010-001) 1301 DIXIANA DOMINO RD LEXINGTON, KY 40511</p>	<p>TOMOKA HILLS FARMS INC ATTN: LEGAL COMPLIANCE (03055-001-001, 03055-001-003, 03055-010-001) P.O. BOX 147018 GAINESVILLE, FL 32614-7018</p>
<p>SINGH LAKHVIR (03055-000-000) PO BOX 2092 ALACHUA, FL 32616</p>	<p>ACKLEY ROBERT L & MARY J (03055-001-004) 15817 NW 173RD ST ALACHUA, FL 32615</p>	<p>Alachua County c/o Rafael Rincon (03055-001-00) PO BOX 2877 GAINESVILLE, FL 32602</p>
<p>PALMETTO ALACHUA-US 441 LLC c/o Jeff Lazenby (03044-003-002) 632 E Main St, Suite 301 Lakeland, FL 33801</p>	<p>City of Alachua c/o Michael Carrillo (03042-050-081) P.O. Box 9 Alachua, FL 32616</p>	<p>City of Alachua c/o Mike DaRoza City Manager (Public Notification Neighborhood Meetings) PO Box 9 Alachua FL 32615</p>
<p>Alachua County c/o Michele Lieberman, City Manager (Public Notification Neighborhood Meetings) 12 SE 1st Street Gainesville FL 32601</p>	<p>Antoinette Endelicato (Public Notification Neighborhood Meetings) 5562 NW 93rd Avenue Gainesville FL 32653</p>	<p>University of Florida c/o Linda Dixon, AICP (Public Notification Neighborhood Meetings) PO Box 115050 Gainesville FL 32611</p>
<p>Tamara Robbins (Public Notification Neighborhood Meetings) PO Box 2317 Alachua FL 32616</p>	<p>Lynda Coon (Public Notification Neighborhood Meetings) 7216 NW 126 Avenue Alachua FL 32615</p>	<p>Joseph & Phyllis Strickland (Public Notification Neighborhood Meetings) 14103 NW 156th Place Alachua FL 32615</p>
<p>Jean Calderwood (Public Notification Neighborhood Meetings) 14095 NW 174th Ave Alachua FL 32615</p>	<p>Lynn Horton (Public Notification Neighborhood Meetings) 19005 NW 138th Avenue Alachua FL 32615</p>	<p>Alachua County c/o Stephen Hofstetter, Director Environmental Protection Department (Public Notification Neighborhood Meetings) 14 NE 1st Street Gainesville FL 32601</p>

M3 ALACHUA LLC c/o PETER MCDANIEL
 (03042-050-006, 03042-050-007,
 03042-052-002, 03042-052-003)
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 WINTER PARK, FL 32789

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WAITCUS HENRIETTA TRUSTEE
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WAITCUS GREGORY MICHAEL SR TRU
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 ATTN: LEGAL COMPLIANCE
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 P.O. BOX 147018
 GAINESVILLE, FL 32614-7018

SINGH LAKHVIR
 (03055-000-000)
 PO BOX 2092
 ALACHUA, FL 32616

ACKLEY ROBERT L & MARY J
 (03055-001-004)
 15817 NW 173RD ST
 ALACHUA, FL 32615

Alachua County c/o **Rafael Rincon**
 (03055-001-00)
 PO BOX 2877
 GAINESVILLE, FL 32602

PALMETTO ALACHUA-US 441 LLC
 c/o Jeff Lazenby
 (03044-003-002)
 632 E Main St, Suite 301
 Lakeland, FL 33801

City of Alachua c/o Michael Carrillo
 (03042-050-081)
 P.O. Box 9
 Alachua, FL 32616

City of Alachua c/o
 Mike DaRoza City Manager
 (Public Notification Neighborhood Meetings)
 PO Box 9
 Alachua FL 32615

Alachua County
 c/o Michele Lieberman, City Manager
 (Public Notification Neighborhood Meetings)
 12 SE 1st Street
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Antoinette Endelicato
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 5562 NW 93rd Avenue
 Gainesville FL 32653

University of Florida c/o
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 Environmental Protection Department
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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*
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.

Please see the attached documents for this requirement.

8. *For applications requesting a zoning which permits residential uses, Public School Student Generation Form.*

N/A

9. *Legal description with tax parcel number*

The subject property parcel ID # is 03042-052-007

LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING. CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

10. Proof of Ownership

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 3457916 5 PG(S)
 11/18/2022 2:13 PM
 BOOK 5052 PAGE 2102
 J.K. JESS IRBY, ESQ.
 Clerk of the Court, Alachua County, Florida
 ERECORDED Receipt # 1117019
 Doc Stamp-Mort: \$0.00
 Doc Stamp-Deed: \$17,115.70
 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: 03042-050-008 & 03042-052-007 & 03044-003-000

Special Warranty Deed

This Indenture, Made this 18th day of November, 2022 A.D., Between ASHOK PATEL AND SHEILA PATEL, HUSBAND AND WIFE of the County of Alachua, State of Florida, grantors, and ALACHUA 441/235, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose address is: 496 S. Hunt Club Blvd, Apopka, FL 32703 of the County of Orange, State of Florida, grantee.

Witnesseth that the GRANTORS for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Alachua, State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO

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.

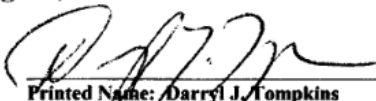
Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

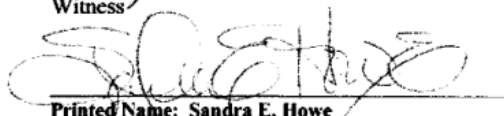
To Have and to Hold, the same in fee simple forever.

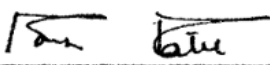
And the grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

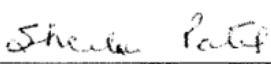
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


 Printed Name: Darryl J. Tompkins
 Witness


 Printed Name: Sandra E. Howe
 Witness


 Ashok Patel
 Address: 6036 NW 112th Place, Alachua, FL 32615


 Sheila Patel
 Address: 6036 NW 112th Place, Alachua, FL 32615

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3457917 8 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2107
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$756.00
Intang. Tax: \$0.00

Return to:
Name: PAUL "JJ" JOHNSON, ESQUIRE
Address: Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

This Instrument Prepared by:
Name: PAUL "JJ" JOHNSON, ESQUIRE
Address: Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

Parcel Identification No. 03044 003 000
03042 050 008
03042 052 007

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of November, 2022, by, PARKER LAND CO., a Florida corporation, whose address is 6119 NW 47th Place, Gainesville, FL 32653, hereinafter referred to as the Grantor, to ALACHUA 441/235, LLC, a Florida limited liability company, whose address is 496 S. Hunt Club Blvd., Apopka, FL 32703, hereinafter called the Grantee.

WITNESSETH:

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

All rights, title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on and under, or that may be produced from that certain tracts or parcels of land described as follows:

See attached Exhibit "A"

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.

11. Proof of payment of taxes



ALAT815081F

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 052 007	UNASSIGNED LOCATION RE	1700

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

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	499,524	0	499,524	3,805.37
LIBRARY GENERAL	1.0000	499,524	0	499,524	499.52
SCHOOL CAP PROJECT	1.5000	499,524	0	499,524	749.29
SCHOOL DISCRNRY & CN	0.7480	499,524	0	499,524	373.64
SCHOOL GENERAL	3.0130	499,524	0	499,524	1,505.07
SCHOOL VOTED	1.0000	499,524	0	499,524	499.52
CHILDREN'S TRUST	0.4500	499,524	0	499,524	224.79
SUWANNEE RIVER WATER MGT DIST	0.2936	499,524	0	499,524	146.66
CITY OF ALACHUA	5.9500	499,524	0	499,524	2,972.17
TOTAL MILLAGE		21.5726		AD VALOREM TAXES	\$10,776.03

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
COM SE COR SEC W 50.01 FT N 611.26 FT POB W 687.23 FT N 19 DEG W 260.78 FT E 764 See Additional Legal on Tax Roll	LEVYING AUTHORITY	UNIT	AMOUNT
	550 COUNTY FIRE SERVICES	1.000	Varies
NON-AD VALOREM ASSESSMENTS			\$90.69

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS \$10,866.72

IF PAID BY PLEASE PAY	Nov 30, 2024 \$0.00			
--------------------------	------------------------	--	--	--

JOHN POWER, CFC 2024 PAID REAL ESTATE
ALACHUA COUNTY TAX COLLECTOR 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
03042 052 007	UNASSIGNED LOCATION RE

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

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2024	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 24-0038308 \$10,432.05 Paid 11/25/2024

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.*

Check is attached to the application.

Should you have any questions regarding the contents of this report or if we can be of further assistance, please do not hesitate to contact us at your convenience.

Sincerely,



R. Scott Batterson PE, LEED AP BD+C
PEC - Professional Engineering Consultants, LLC
Principal & Managing Member
Florida Licensed Professional Engineer # 60853
Florida Certificate of Authorization # 28959
304 Santiago Drive
Winter Park, FL 32789
sbatterson@pec-fl.com
www.pec-fl.com
(407) 579-9808

NEIGHBORHOOD MEETING PUBLIC NOTICE – City of Alachua

To: Neighbors & Owners within 400' and interested parties per
[Updated Mailing List - 1.28.2025.xls](#)

From: ALACHUA 441/235 LLC (Owner) c/o V 3 CAPITAL GROUP LLC
Scott Batterson, PE, Principal / Managing Member, (Applicant & Owner's Authorized Agent) c/o:
PEC - Professional Engineering Consultants, LLC Direct: (407) 579-9808 | sbatterson@pec-fl.com

Date: January 28, 2024

RE: **Neighborhood Meeting Public Notice**
Alachua Sante Fe Crossings Phase 2 (ASFCP2)
Proposed Small Scale Comprehensive Plan Amendment FLUM and concurrent Rezoning

A Neighborhood Meeting will be held to discuss two (2) proposed applications on a +/- 4.17 acre site in the City of Alachua (Alachua County Tax Parcel ID # 03042-052-007).

The first application is a Small-Scale Comprehensive Plan Amendment (SSCPA) to amend the Future Land Use (FLU) designation from Agriculture to Commercial.

The second application is a concurrent Rezoning to change the zoning designation from Agriculture to Commercial Intensive (CI).

The site is located south of Alachua Sante Fe Crossings which is at the southwest quadrant of the US 441/ CR 235A intersection. Alachua Sante Fe Crossings is located at 16304 NW US HWY 441 ALACHUA, FL 32615. This proposed phase 2 Parcel does not have a physical address assigned yet.

Meeting Details

Date: February 13, 2025

Time: 5:00 PM

Location: Alachua County Library Alachua Branch [14913 NW 140 St., Alachua, FL 32615](#)

Contact: Scott Batterson PE (407) 579-9808 | scott@v3capital.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 us 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.



Alachua County Today (ISSN 1534-7567) is the legal newspaper verified according to Florida statutes, qualified to accept and publish public notices and legal notice advertisements in Alachua and Gilchrist Counties. All public and legal notices are published weekly in print and online by Alachua Today, Inc., 14804 Main Street, Alachua, Fla. 32615. USPS Periodicals Permit No. 15347567 Periodicals Postage Paid at Alachua, FL 32616.

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HOW TO REACH US

Phone: (386) 462-3355
 Fax: (386) 462-4569
 Email: editor@alachuatoday.com
 Mail: P.O. Box 2135, Alachua, FL 32616
 Office: 14804 Main Street, (BY APPOINTMENT ONLY) Open Mon-Thurs. 9 a.m. to 5 p.m.

PUBLISHER

■ Bryan Boukari, publisher@alachuatoday.com

NEWSROOM

■ Editor: Bryan Boukari
 ■ Reporters: C.M. Walker

ADVERTISING

■ Classified/Display: Ad Clerk, ads@alachuatoday.com
 ■ Legal Display: Legal Clerk, ads@alachuatoday.com

SUBSCRIPTIONS

In-county, \$25/\$40 for two years
 Out-of-county, \$35/\$60 for two years
 Out-of-state, \$40/\$70 for two years

POSTMASTER:

Send changes of address to: Alachua County Today, P.O. Box 2135, Alachua, FL 32616. Annual subscription rate is \$25 in county, \$35 out-of-county and \$40 out-of-state. Subscribe online at www.alachuatoday.com.

HOW TO SUBMIT...

■ **LETTERS TO THE EDITOR:** Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters MUST be signed.

■ **A STORY:** Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

■ **COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement. Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

INSIDE CHURCH DIRECTORY ...A3
EVENTSA3
CLASSIFIEDS & LEGAL ADS ...A4



Jesse says,
 “Why are you “in” a movie, but “on” TV?”

Emelie’s Recipe of the Week Reuben Pie Casserole

By EMELIE MATTHEWS
 Alachua County Today Contributor

I like Reuben sandwiches. Sometimes it is difficult to find a yummy sandwich. Some folks don’t like crust on their bread so this casserole should fit perfectly.

Reuben Pie Casserole Ingredients

- 4-6 slices rye bread (crust removed)
- Mustard (enough to cover bread)
- 8 ounces shredded Swiss cheese
- 9 ounces chopped corn beef
- 1 16 ounce can or bag of sauerkraut (drained)
- 2 eggs
- ¾ cup milk
- 1 teaspoon salt

Directions:

Press bread slices into a buttered 8 x 8 baking dish. Spread mustard over bread slices. Layer sauerkraut, corned beef, and cheese. Repeat. Beat eggs and milk. Add salt and sprinkle over pie. Bake at 325 degrees for 45 minutes to an hour. Yields 6-8 servings.
 # # #
 Email editor@alachuatoday.com

Emelie’s Corner

By EMELIE MATTHEWS
 Alachua County Today Contributor

If you didn’t attend the Alachua Chamber of Commerce Annual Gala at Legacy last Wednesday evening, you missed out. The program was amazing. The board and others, I’m sure, worked hard preparing a program that will be hard to beat next year. The annual event is called a gala, which I think makes it sound more festive and maybe even important to put on your agenda.

Mitch Glaeser was the MC. They showed a video of him riding a horse around Alachua and sharing our wonderful area. Since Mitch couldn’t ride a real horse into Legacy, a costume was built for him in a dining room. Lee, you did an outstanding job

building his horse costume — it was better than a costume.

Danny Wuerffel was a magnificent speaker. However, when Sister Hazel came out and he joined them at the keyboard and sang, who knew all their talents. I could go on and on, I just wanted you all to know not only does the Chamber work hard for their members all year long, but they also celebrate hard. I know, Elliot Welker, the incoming president will have big shoes to fill, but with the other officers and board—I can’t wait to see what they accomplish.

I got out of the habit of going to the store when I was confined to the house for October, November, and told to rest. I believe I have become the most popular person for online ordering. I have things coming almost

every day. I ordered sweaters because it was so cold and didn’t have any since I lost weight. But now it’s turning warm again. I’m sure there will be some cool evenings to wear them. Since I have been given a limit on how much I can lift, it really is easier to shop online — although I must keep my budget in check.

I have noticed so many ads for Valentine’s dinners. Some are quite expensive and others just at \$\$, which would be reasonable. There are so many choices; I’m sure you can find something. I’m not excited about going out to eat without a reservation because it will be too crowded.

Archie’s birthday is on the 13th, but I have a lunch meeting and an evening meeting that day. We decided to go out another day. On

Valentine’s Day he plans to go to Olustee for the Reenactment with a friend. So, I’m looking at a different day to celebrate. Once we waited two weeks to celebrate Christmas. It was a good thing we didn’t have any kids in the house then.

Several years ago, I found Groupon, a website for discounts at restaurants, hotels, and many more places. I don’t know why I stopped looking, but it is still active. You go online and look now there are so many choices — boat rides, escape rooms, painting, baking, and photography, etc. I’m sure you can find something for you to do, either as adults or a family.

Almost every year I go to Lake Yale near Leesburg for GLOW. It is for girls from 7th to 12th grades. We



MATTHEWS

learn from missionaries, attend workshops, and grow stronger in our walk with the Lord. My mentee, who turned 18 on Jan. 27, and I will be traveling together for a long, exciting weekend. We will see leaders and girls we haven’t seen in a while — some as long as a year. Have a wonderful week.

 Email editor@alachuatoday.com

NEWBERRY:

Continued from page A1

Newberry artifacts part of bicentennial celebration

and New did not provide additional details during the meeting. He did, however, reflect briefly on his tenure, noting that he has served the City of Newberry for nearly 11 years.

Among the agenda

items, Director of Community Development Stacey Hectus provided an update on plans to revise the city’s Overlay District to address large-scale retail store applications. Hectus explained that incorporating

changes into the existing Overlay District would simplify the process compared to drafting a new ordinance.

The proposed updates would provide developers with a menu of enhancements to choose from, based on the size of the structures they plan to build. Hectus stated that city staff anticipates presenting the changes to the Planning and Zoning Board in March. If approved, the proposed updates will then move to the City Commission for final approval.

Hectus also reported on Newberry’s participation

in the Alachua County Bicentennial – Alachua 200 kick-off event, held on Jan. 11, 2025, at Depot Park in Gainesville. Newberry was the only city in the county to accept Alachua County’s invitation to participate in the celebration, focusing its contributions on the city’s agricultural history and the ongoing development of its Ag-Tech Park.

The city’s booth at the event, staffed by the mayor and members of the Community Development Department, highlighted the progression of Newberry’s agricultural heritage. Additionally, Newberry

has been asked to lend historical artifacts to the Matheson Museum for the bicentennial exhibit, which is set to open on March 12, 2025.

The Commission also addressed several routine items of city business including an ordinance to amend the city’s water and wastewater code, which received approval on its first reading. Also unanimously approved was a resolution finalizing Avalon Woods Phase 4B Final Plat.

The Commission also made Planning and Zoning Board Re-Appointments as three board members—Donald Long, Kathy Thomas, and Ann Polo—were re-appointed for one-year extensions, with their terms now set to expire in April 2026. Other board members will continue serving until their terms end.

 Email cwalker@alachuatoday.com

Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two (2) proposed applications on a +/- 4.17 acre site in the City of Alachua (Alachua County Tax Parcel ID # 03042-052-007). The first application is a Small-Scale Comprehensive Plan Amendment (SSCPA) to amend the Future Land Use (FLU) designation from Agriculture to Commercial. The second application is a concurrent Rezoning to change the zoning designation from Agriculture to Commercial Intensive (CI). The site is located south of Alachua Santa Fe Crossings which is at the southwest quadrant of the US 441/ CR 235A intersection. Alachua Santa Fe Crossings is located at 16304 NW US HWY 441 ALACHUA, FL 32615. This proposed phase 2 Parcel does not have a physical address assigned yet.

Meeting Details:
 Date: February 13, 2025, Time: 5:00 PM
 Location: Alachua County Library Alachua Branch 14913 NW 140 St., Alachua, FL 32615

Contact: Scott Batterson PE (407) 579-9808
 scott@v3capital.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 us 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.

(Published: Alachua County Today - January 30, 2025)

Ben Boukari
 REALTOR®
 352-262-2679

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LAW, P.A.
BOUKARI
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H. BRYAN BOUKARI
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Executive Summary: Neighborhood Meeting for Alachua-Santa Fe Crossing

Date: February 13, 2025

Time: 5:00 PM

Location: Alachua County Library, 14913 NW 140th St, Alachua, FL 32615

The purpose of the meeting was to discuss the Alachua-Santa Fe Crossing development, a retail-based project located at 16304 NW US HWY 441, Alachua, FL 32615. The property spans approximately 18 acres of commercially zoned land within the city limits of Alachua, currently hosting a Wawa and an Urgent Care facility, with ongoing negotiations for additional national quick-service restaurants and a car wash.

The meeting addressed questions regarding the proposed small-scale future land use comprehensive plan amendment and concurrent rezoning of the adjacent 4.17-acre parcel from agricultural (AG) to commercial intensive (CI).

Key Points Discussed:

- Property Location Map
- Zoning Map
- Future Land Use Map

Owner representatives Damien Sanders and Scott Batterson from V 3 Capital Group led the meeting. The meeting was also attended by two public citizens of the City of Alachua and County, respectively, who expressed their strong support for the SSFLUMA with concurrent rezoning from AG to CI. Their names and addresses are:

1. Blair Poole, who resides at 13576 NW 222nd Lane, Alachua, FL 32615
2. Aaron Andrews, who resides at 15602 NW CR 1491, ALACHUA, FL 32615

We appreciate the participation of attendees and look forward to progressing the future of Alachua-Santa Fe Crossing.

Sincerely,

R. Scott Batterson, PE

Director of Development and Construction



Office: 407-848-1663 **Mobile:** 407-579-9808 **Email:** scott@v3capital.com **V-Card :** [Click Here](#)

Corporate Office: 496 S. Hunt Club Blvd., Apopka, FL 32703 ([MAP](#)) **Satellite Office:** 8240 Devereux Dr., 103B, Melbourne, FL 32940 ([MAP](#)) **Web:** v3capital.com

V 3 Family of Companies

496 S. Hunt Club Boulevard, Apopka, FL 32703 | 407.848.1663 | www.v3capgroup.com





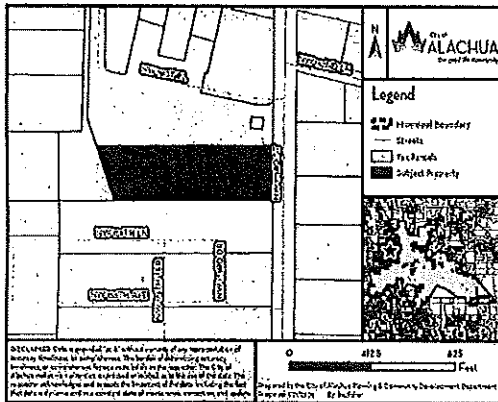
City of ALACHUA

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 March 23, 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 26-05

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 FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI) ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; 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 - March 12, 2026)



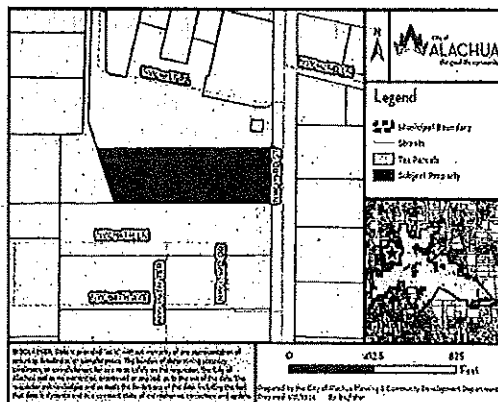
City of ALACHUA

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 March 23, 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 26-04

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 FROM AGRICULTURE TO COMMERCIAL ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; 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 - March 12, 2026)

WALDO FLORIDA

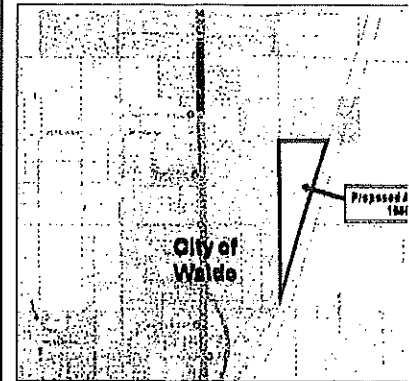
NOTICE OF ENACTMENT OF ORDINANCE OF THE CITY OF WALDO, FLORIDA

Notice is hereby given that the City Council of the City of Waldo will hold a public hearing on March 24, 2026, at 7:00 a.m. as the matter can be heard. You may deliver written comments to the Waldo City Hall, located 148th Avenue, Waldo, Florida 32694, or by email to fl.com. On the date, time, and place of the above public hearing the City Council will consider the ordinance for which title hereinafter appears:

CITY OF WALDO, FLORIDA BEFORE THE CITY COUNCIL

ORDINANCE 2026-01

AN ORDINANCE OF THE CITY OF WALDO, FLORIDA, RELATING TO THE VOLUNTARY ANNEXATION OF CERTAIN LAND PARCEL NO. 16993-001-000) AND AS DESCRIBED WHICH ARE CONTIGUOUS TO CITY LIMITS AND AS PETITIONED FOR BY PROPERTY OWNERS PURSUANT TO FLORIDA STATUTES; MAKING PROVISIONS FOR LAND USE, ZONING, AND LAND DEVELOPMENT REGULATION ENFORCEMENT OF SAME; PROVIDING DIRECTIONS TO THE CITY MANAGER PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.



The consideration of adoption of this Ordinance may be postponed to one or more future dates. Any interested party shall be notified of the date, time, and place of any continuation of public hearings which shall be announced during the public hearing. No further notice concerning these matters will be given.

A copy of the proposed Ordinance, including the description of the property by metes and bounds, is available for public inspection at the office of the City of Waldo City Manager, located 148th Avenue, Waldo, Florida 32694, during regular business hours.

All persons are advised that if they decide to appear at the above referenced public hearing, they should bring a record of the proceedings and that, for such purpose, they 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.

(Published: Alachua County Today - March 12, 2026 and March 19, 2026)

RODOLFO VALLADARES
CITY MANAGER

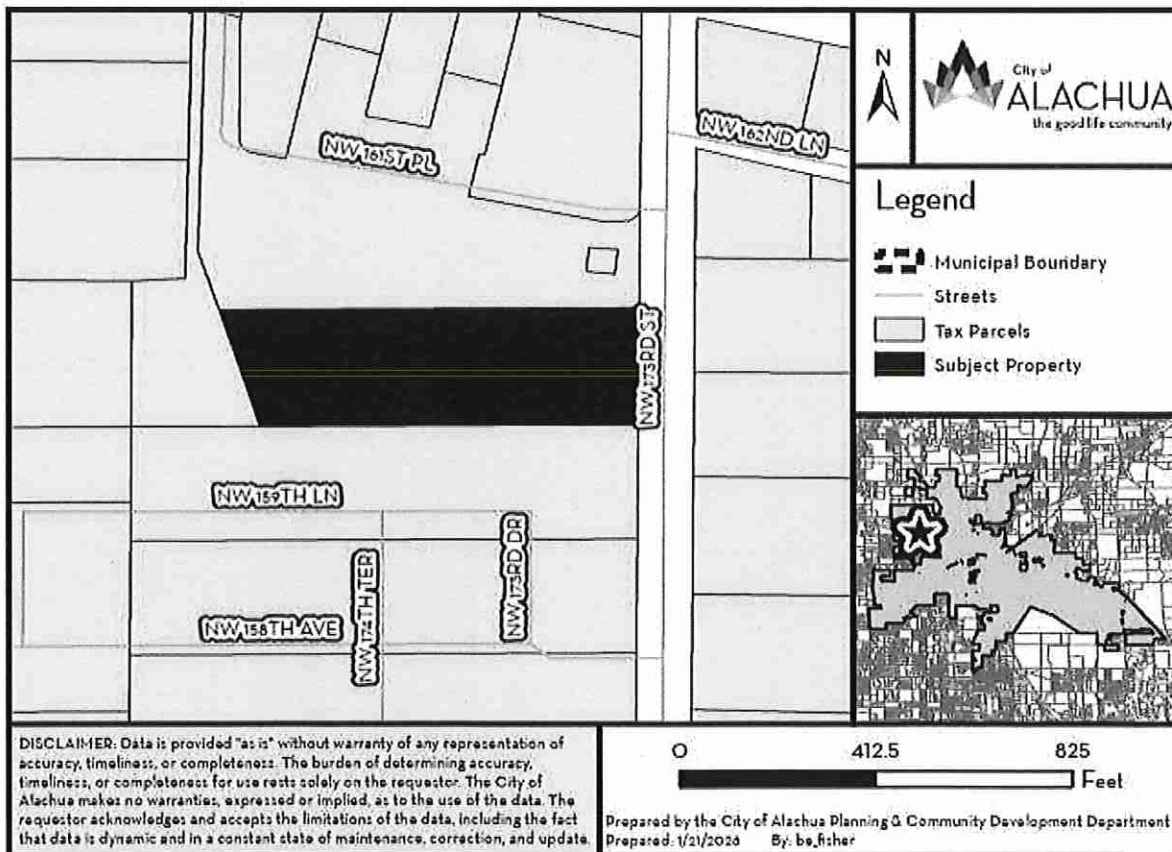
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION 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 March 23, 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 26-04

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 FROM AGRICULTURE TO COMMERCIAL ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Alachua County
PO Box 2877
Gainesville, FL 32602-2877
Parcel ID: (03055-001-000)

Singh Lakhvir
PO Box 2092
Alachua, FL 32616
Parcel ID: (03055-000-000)

Waitcus John J Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-012)

HeritageBank of the South
PO Box 709
Tupelo, MS 38802
Parcel ID: (03044-020-011)

RUC Alachua LLC
3800 Colonnade Pkwy
Birmingham, AL 32543
Parcel ID: (03044-003-001)

Ackley Robert L & Mary J
15817 NW 173rd ST
Alachua, FL 32615
Parcel ID: (03055-001-004)

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

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Waitcus Henrietta Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-011, 03042-050-002, 03042-051-003)

Moser, Jeffrey A & Patricia A
PO Box 520
Alachua, FL 32616-0520
Parcel ID: (03044-020-001)

Cornerstone Alachua LLC
426 SW Commerce Dr. Ste 130
Lake City, FL 32025
Parcel ID: (03051-004-000)

Waitcus John J Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-009)

City of Alachua
15100 NW 142nd Ter
Alachua, FL 32615
Parcel ID: (03042-050-081)

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

MAILED

MAR 09 2026

M3 Alachua LLC
1276 Minnesota Ave
Winter Park, FL 32789-4833
Parcel ID: (03042-052-002, 03042-050-006, 03042-052-003, 03042-050-007)

Waitcus Gregory Michael SR Trustee
15218 NW 258TH PL
Alachua, FL 32615
Parcel ID: (03042-052-001)

Tomoka Hills Farms Inc
1301 Dixiana Domino Rd
Lexington, KY 40511
Parcel ID: (03055-010-001, 03055-001-001, 03055-001-003)

M & L 441 LLC
1113 Old Popo Point
St Johns, FL 32259
Parcel ID: (03051-000-000)

Palmetto Alachua-US 441 LC
632 E Main St Ste 301
Lakeland, FL 33801
Parcel ID: (03044-003-002)

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653



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2/21/2026

To: Bryan S. Thomas, AICP Director of Planning & Community Department
 City of Alachua, FL 15100 NW 142nd Terrace Alachua, FL 32615
 Submitted via email: Bryan Thomas br_thomas@cityofalachua.org

RE: ASFC City Commission date 3/9/2026 for PSSC25-0001/PR25-0001 - Alachua Santa Fe Crossings, Phase 2 Ag
AFFIDAVIT OF POSTING PLANNING & ZONING PUBLIC NOTICE CITY OF ALACHUA
 STATE OF FLORIDA COUNTY OF ALACHUA

Dear: Bernadette & Bryan:

Please find below the affidavit and my signature of my posting the required signs, two days in advance of the required 14 days. I, R. Scott Batterson, P.E., duly sworn under oath, deposes and states as follows: I am over eighteen (18) years of age and competent to testify to the matters stated herein. I have personal knowledge of the facts contained in this affidavit. I affirm that the City of Alachua City Commission & Planning and Zoning public notice signs associated with Application No(s). PRC25-0001 and PSSC25-0001 were posted on the subject property ACPA Parcel ID # 03042-052-007 located south of 16304 NW US Hwy 441, Alachua, FL 32615. The sign was posted on Saturday February 21, 2026, in a location visible from the public right-of-way in accordance with the City of Alachua Land Development Regulations and City Commission notice requirements for the required posting period prior to the public hearing scheduled for 3/9/2026. Photographic documentation of the posted sign has been provided to the City of Alachua as required. I certify under oath that the foregoing statements are true and correct.

Should you have any questions, please do not hesitate to contact me immediately.

Respectfully,

R. Scott Batterson PE, LEED AP BD+C

Affiant

President & CEO



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Florida Licensed Professional Engineer # 60853
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Direct: (407) 579-9808 | sbatterson@pec-fl.com | www.pec-fl.com

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Alachua Santa Fe Crossings, PH 2 APPLICATION NO.: PSSC25-0001

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):	February 10, 2026	AT	6:00	PM
	March 9, 2026	AT	6:00	PM
	March 23, 2026	AT	6:00	PM

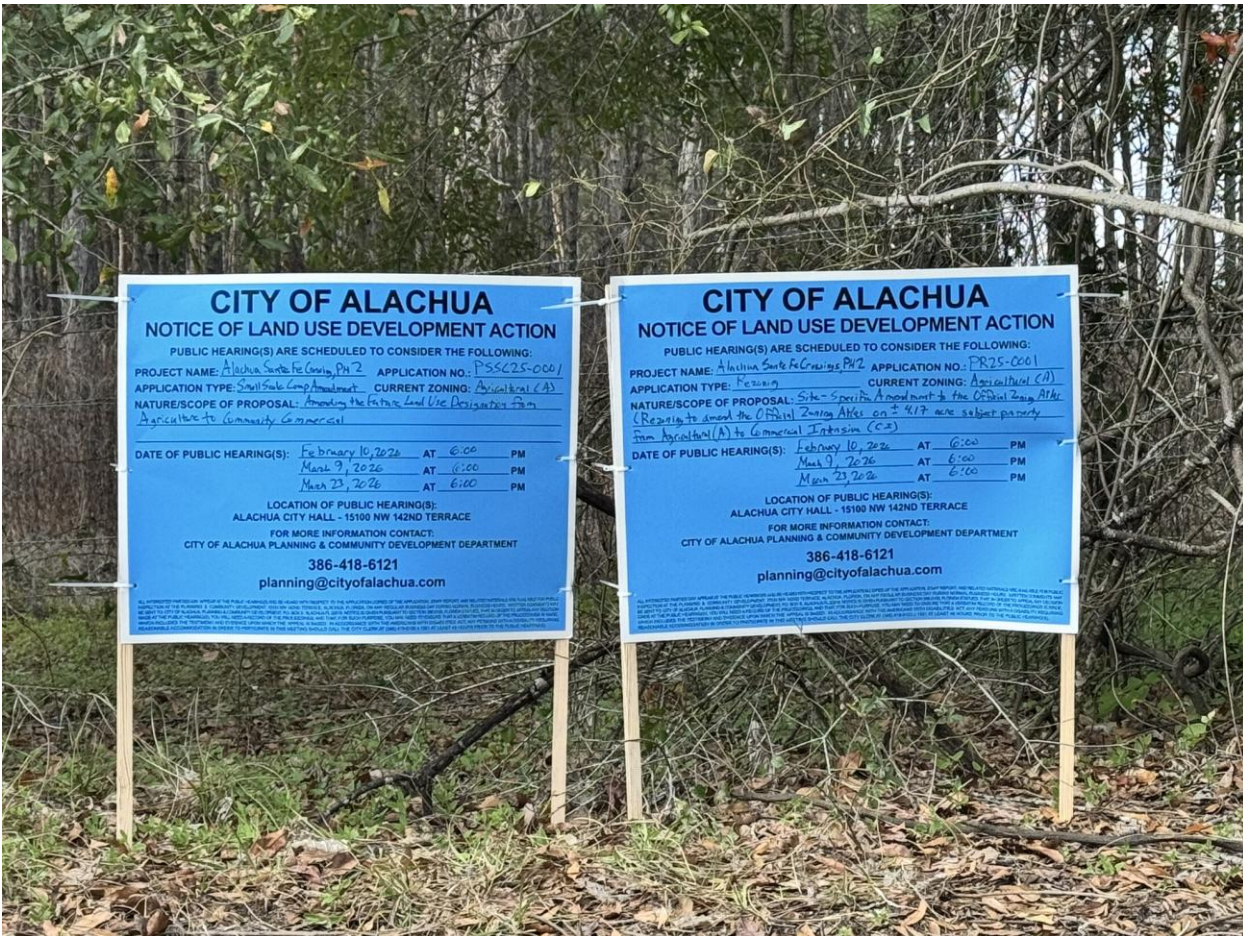
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

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 296.016, FLORIDA STATUTES, 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).







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

Gainesville High School

High School Diploma
Graduated: 1981

Florida State University

Master of Urban and Regional Planning
Graduated: 1992

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 |

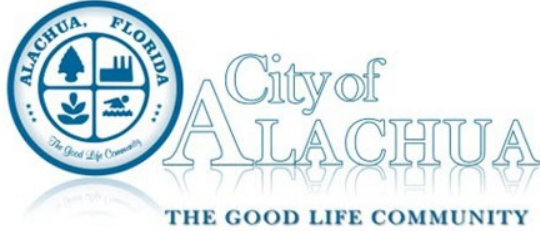
Jun 2025-Present

Fla. Society of Certified Public Managers |

Certified July 2023

Fla. Redevelopment Association |

Redevelopment Administrator (application
pending)



Commission Agenda Item

MEETING DATE: March 23, 2026

SUBJECT: Approval of the February 23, 2026, City Commission Meeting Minutes

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the February 23, 2026, City Commission Meeting Minutes

Summary

Approval of the February 23, 2026, City Commission Meeting Minutes

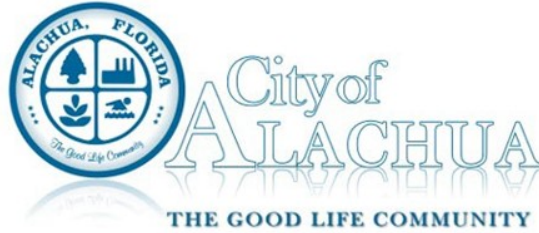
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.02.23.M.CCM



Regular City Commission Meeting Minutes
February 23, 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: Tom Hubbard, John Havlik, Teretha Carter, Glen Anderson, Teddy Sanchez, Jackson Youmas, Soorya Lindberg, James Curington, Connie Meyer, Sharon Williams, Natesia Gates, Felicia Armstrong, Kimberly Williams, Charrence Hunt, Leslie Richardson.

STAFF ATTENDING: Robert Bonetti, Carson Crockett, Kenyata Curtis, Jack Hansen, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Bryan Thomas, LeAnne Williams, Tyler 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.

“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 Natron Curtis, The Well Church

PLEDGE TO THE FLAG

Walter Welch, Mayor

APPROVAL OF THE AGENDA

Commissioner Dayna Williams moved to approve the agenda; seconded by Commissioner Jennifer Ringersen.

Citizens Commented:
Tamara Robbins

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Williams moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Jacob Fletcher.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) ALACHUA RAIDERS FOOTBALL & CHEER MEMORIALIZES ATHLETE WITH JERSEY NUMBER RETIREMENT

Damon Messina, Recreation and Culture Director, Alachua Raiders Football & Cheer Memorializes Athlete with Jersey Number Retirement – filed.

Sergeant Carlos Hunt, --- also spoke on the item.

B) FAMILY RESOURCE CENTER NETWORK

Stacy Merritt, Director of Resources Centers, and Ariana Young, CRNc, Family Resource Center Network report – filed.

C) CITY OF ALACHUA ECONOMIC DEVELOPMENT ANNUAL REPORT 2026

David Wisener, Economic Development Manager, City of Alachua Economic Development Annual Report 2026 – filed.

D) FISCAL ANALYSIS REPORT FOR FY 2025-2026 THROUGH JANUARY 31, 2026

Tyler Williams, Accounting Manager, Fiscal Analysis Report FY 2025-2026 through January 31, 2026 – filed.

Commissioner Fletcher moved to accept the Fiscal Analysis Report FY 2025-2026

through January 31, 2026; no second.

Mayor Welch announced that the motion died on the floor for lack of a second.

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)

Julie Smith
Teddy Sanchez

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A) 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; SECOND READING).**

Bryan Thomas, Planning and Community Development Director, Ordinance 26-02 staff report – filed.

Ryan Thompson, Senior Project Manager, NV5, provided an additional presentation – filed.

Commissioner Fletcher moved 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) enact Ordinance 26-02 upon second and final reading; seconded by Commissioner Williams.

Citizens Commented:
Tamara Robbins

Passed 5-0 by roll call.

- B) 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, SECOND READING).

Bryan Thomas, Planning and Community Development Director, Ordinance 26-03 staff report – filed.

Ryan Thompson, Senior Project Manager, NV5, provided an additional presentation – filed.

Commissioner Williams moved 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 enact Ordinance 26-03 upon second and final reading; seconded by Vice Mayor Shirley Green Brown.

Citizens Commented:
Tamara Robbins

Passed 5-0 by roll call.

V. AGENDA ITEMS

A) RESOLUTION 26-03: AMENDMENTS TO THE CITY PURCHASING AND SALES POLICY AND REGULATIONS

Robert Bonetti, Finance and Administrative Services Director, Resolution 26-03: Amendments to the City Purchasing and Sales Policy and Regulations staff report – filed.

Commissioner Williams moved to adopt Resolution 26-03; seconded by Commissioner Ringersen.

Citizens Commented:
Tamara Robbins

Passed 4-1 by roll call, with Commissioner Fletcher dissenting.

Commissioner Fletcher requested that his comments be added to the record:

He stated that the policy, in its current form, was not efficient or effective governance. He stated he would agree to an amendment to the motion to ensure that the City Manager's purchasing power was cumulative; however, he voted no on the motion as it was moved.

B) TARA FOREST EAST PHASE 1 - INFRASTRUCTURE ACCEPTANCE AND RETURN OF SURETY

Rodolfo Valladares, City Manager, Tara Forest East Phase 1 - Infrastructure Acceptance and Return of Surety staff report – filed.

Commissioner Williams moved to accept the Tara Forest East Phase 1 water system, wastewater system, electric system, roadways, and stormwater conveyance system, and book the value on the City's asset lists; and return the surety amount of \$168,221.06 to Tara Forest, LLC; seconded by Commissioner Ringersen.

Citizen Comments:
Tamara Robbins

Passed 5-0 by roll call.

C) TARA BAYWOOD PHASE 2 - INFRASTRUCTURE ACCEPTANCE AND RETURN OF SURETY

Rodolfo Valladares, City Manager, Tara Baywood Phase 2 — Infrastructure Acceptance and Return of Surety staff report – filed.

Commissioner Fletcher moved to accept the Tara Baywood Phase 2 water system, wastewater system, electric system, roadways, and stormwater conveyance system, and book the value on the City's asset lists; and return the surety amount of \$24,091.00 to Tara Baywood, LLC; seconded by Vice Mayor Brown.

Citizen Comments:
Tamara Robbins

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.)

Tamara Robbins
Soorya Lindberg

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner Fletcher.

Passed by unanimous consent.

The meeting adjourned at 9:24 p.m.

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 FEBRUARY 9, 2026, CITY COMMISSIONER MEETING MINUTES**

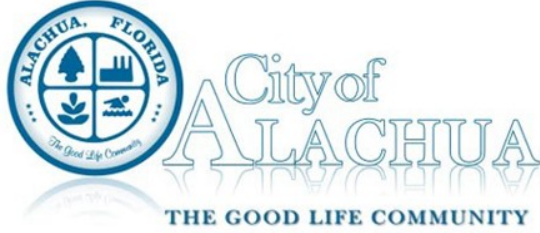
- B) STANLEY UTILITY CONTRACTOR, INC. - DIRECTIONAL BORE SERVICES**

ATTEST:

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

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: March 23, 2026

SUBJECT: Approval of the March 09, 2026, City Commission Meeting Minutes

PREPARED BY:

RECOMMENDED ACTION:

Approve the February 23, 2026, City Commission Meeting Minutes

Summary

Approval of the February 23, 2026, City Commission Meeting Minutes

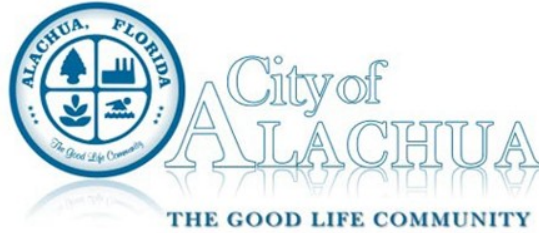
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.03.09.M.CCM



Regular City Commission Meeting Minutes
March 9, 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: James Curington, Tara Miller, Shelley Vickers, Connie Meyer, Christian Haas, Phyllis Strickland, Jackson Youmas, Michele Lee, John Havlik, Madalene Rhyand, Sioban Hanes.

STAFF ATTENDING: Robert Bonetti, Kenyata Curtis, Jack Hansen, Lynn Hayes, Janet Knapp, Brent Lanier, Damon Messina, Carl Newsome, Jesse Sandusky, Thomas Stanfield, Bryan Thomas, LeAnne Williams, Tyler Williams, Cap Wilson.

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 Michael Miller, Antioch MB 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.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Vice Mayor Brown 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) W.W. IRBY ELEMENTARY SCHOOL STUDENT PERFORMING ARTS APPRECIATION**

Juliette Frank, Music Teacher, W.W. Irby Elementary School, Student Performing Arts Appreciation presentation – received.

- B) THEATRE PARK – PROJECT SUMMARY**

Rodolfo Valladares, City Manager, Theatre Park – Project Summary staff report – filed.

Commissioner Dayna Williams arrived.

- C) UPDATE ON EVALUATION OF LIVE STREAMING FOR CITY COMMISSION MEETINGS**

Rodolfo Valladares, City Manager, Update on Evaluation of Live Streaming of City Commission Meetings staff report – filed.

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 26-04 | 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 (LEGISLATIVE HEARING, FIRST READING).

Bryan Thomas, Planning and Community Development Director, Ordinance 26-04 staff report – filed.

Commissioner Ringersen moved 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 Professional Engineering Consultants, LLC, on behalf of Alachua 441/235, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) approve Ordinance 26-04 upon first reading and (2) schedule second and final reading for March 23, 2026; seconded by Vice Mayor Shirley Green Brown.

Passed 5-0 by roll call.

- B) ORDINANCE 26-05 | 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 A SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING). THE PROPOSED AMENDMENT WOULD CHANGE THE ZONING DISTRICT OF A +/- 4.17- ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI). THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03042-052-007. EXISTING ZONING: AGRICULTURAL; PROPOSED ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING, FIRST READING).

Bryan Thomas, Planning and Community Development Director, Ordinance 26-05 staff report – filed.

Commissioner Williams moved that, based upon the competent and 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 Alachua 441/235, 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 26-05 upon first reading and (2) schedule second and final reading for March 23, 2026; seconded by Commissioner Ringersen.

Passed 5-0 by roll call.

V. AGENDA ITEMS

- A) RESOLUTION 26-04: AMENDING THE FISCAL YEAR 2025-2026 GENERAL FUND BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE GENERAL FUND ALACHUA POLICE DEPARTMENT BUDGET TO APPROPRIATE REVENUE AND EXPENSES RELATED TO AN EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT AWARD RECEIVED FROM THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT.

Robert Bonetti, Finance and Administrative Services Director, Resolution 26-04 staff report – filed.

Commissioner Ringersen moved to adopt Resolution 26-04; seconded by Commissioner Williams.

Passed 5-0 by roll call.

- B) AMENDED & RESTATED POWER PURCHASE AGREEMENT AND AMENDED & RESTATED LICENSE AGREEMENT – ALACHUA SOLAR ENERGY I, LLC

Rodolfo Valladares, City Manager, Amended & Restated Power Purchase Agreement and Amended & Restated License Agreement – Alachua Solar Energy I, LLC staff report – filed.

Commissioner Jacob Fletcher moved to accept the termination of the Amended & Restated Power Purchase Agreement (PPA) and related License Agreement, and direct the City Manager to issue a formal acknowledgment of the termination pursuant to section 2(c); seconded by Commissioner Ringersen.

Passed 5-0 by roll call.

C) CLEATHER HATHCOCK COMMUNITY CENTER – EXISTING FACILITY UPDATE

Rodolfo Valladares, City Manager, Cleather Hathcock Community Center – Existing Facility Update staff report – filed.

Vice Mayor Brown moved to authorize demolition of the existing Cleather Hathcock Community Center and continue moving forward with the design of the new facility as currently planned; Seconded by Commissioner Williams.

Passed 4-1 by roll call, 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.)

Tom Tuttle
Joe Hancock
Jackson Youmas

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Fletcher moved to waive the rules of procedure; seconded by Commissioner Williams.

Passed 5-0 by roll call.

Commissioner Williams moved to have a letter drafted by the Mayor and City Manager to be transmitted before March 12, 2026, to the School Board of Alachua County (SBAC), respectfully requesting the SBAC to stay their rezoning decision on March 12, 2026, to a later date to allow adequate notice of such an impactful decision to the potentially affected families and community; seconded by Commissioner Ringersen.

Citizens Commended:
Jim Curington
Joe Hancock

Passed 5-0 by roll call.

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner Williams.

Passed by unanimous consent.

The meeting adjourned at 8:13 p.m.

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) LAW ENFORCEMENT COMMEMORATIVE SERVICE AWARD

ATTEST:

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

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor