**Mayor Walter Welch**
**Vice Mayor Jennifer Ringersen**
Commissioner Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jackson Youmas

**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:** June 8, 2026

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

## City Commission Meeting

**APPEALING A DECISION: 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.**

**ACCOMMODATIONS: 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

## 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

**A)** RESOLUTION 26-06: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, APPOINTING ONE MEMBER TO THE PLANNING AND ZONING BOARD; ESTABLISHING TERM OF SERVICE; ESTABLISHING BEGINNING AND ENDING DATES FOR TERM OF SERVICE; AND PROVIDING AN EFFECTIVE DATE.

## IV. PUBLIC HEARINGS AND ORDINANCES

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

**A)** ORDINANCE 26-08: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03909-000-000; 03910-002-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THE THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (LEGISLATIVE HEARING; SECOND READING)

**B)** ORDINANCE 26-09: 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 ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE HEARING; ADOPTION HEARING).

**C)** ORDINANCE 26-10: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL (“CC”), COMMERCIAL INTENSIVE (“CI”), AND PLANNED DEVELOPMENT – RESIDENTIAL (“PD-R”) TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL (“PD-COMM”) ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL

ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (QUASI-JUDICIAL HEARING; FIRST 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**

**ADJOURN**

## CONSENT AGENDA

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

**A)** PURCHASE OF ALTEC AA55 BUCKET TRUCK

**B)** APPROVAL OF THE CITY OF ALACHUA STRATEGIC PLANNING RETREAT FY 2026-2027, MAY 12, 2026, MINUTES

**C)** APPROVAL OF CITY COMMISSION MEETING MAY 04, 2026, MINUTES

**D)** APPROVAL OF THE CITY COMMISSION MEETING APRIL 20, 2026, MINUTES

**E)** RFB 2026-03 - US 441 RIGHT TURN LANE TO SOUTH ON NORTHWEST 104TH TERRACE - AWARD

# Commission Agenda Item

**MEETING DATE:** June 8, 2026

**SUBJECT:** Resolution 26-06: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, APPOINTING ONE MEMBER TO THE PLANNING AND ZONING BOARD; ESTABLISHING TERM OF SERVICE; ESTABLISHING BEGINNING AND ENDING DATES FOR TERM OF SERVICE; AND PROVIDING AN EFFECTIVE DATE.

**PREPARED BY:** LeAnne Williams, Deputy City Clerk

**RECOMMENDED ACTION:**

The recommended action is:

1) Appoint one member to the Planning & Zoning Board
2) Adopt Resolution 26-06, to be finalized to include the name of the appointed member

Motion:

I move to appoint **(insert name)** to the Planning & Zoning Board and adopt Resolution 26-06, to be finalized to include the name of the appointed member.

## Summary

The Planning & Zoning Board (PZB), which serves as the Local Planning Agency, consists of five (5) voting members and a non-voting School Board representative. The PZB provides recommendations to the City Commission on various development applications, such as comprehensive plan amendments, rezonings, and subdivisions, and reviews and makes decisions on specific development applications as provided for within the City's Land Development Regulations. The Board generally meets on the second Tuesday of every month. The City Charter, Commission Rules of Procedure, and Land Development Regulations govern the appointment process to the PZB. These policy documents require that a newspaper advertisement be placed at least two weeks before appointments are made to the Board. Advertisements were placed in the Alachua County Today newspaper on May 14, 2026, and May 21, 2026. A notice was also posted on the City's website. Any citizen wishing to serve on the PZB must be an Alachua City resident.

The Commission must consider one appointment to the PZB. Board Member Virginia Johns was appointed to serve a three (3) year term. The appointment would be for a three-year term ending on June 08, 2029. A listing of the applicants in alphabetical order has been provided for your reference, as well as a ballot. The candidates are as follows:

**Oscar Alamo**
**Taylor Cannon**
**Samantha King**
**Elena Rushetskaya**
**Matthew Webster**

The candidates have been advised that the Commission will consider this item and have been invited to attend the meeting. I will call them forward to speak, should you wish to hear from them.

Resolution 26-06 has been drafted and will be finalized to reflect the appointment made during tonight's meeting.

The Deputy City Clerk's Office will now administer the ballot process.

## FINANCIAL IMPACT

## ADDITIONAL FINANCIAL INFORMATION

## ATTACHMENTS

1. APP.ALAMO
2. APP.CANNON
3. APP.KING
4. APP.RUSHETSKAYA
5. APP.WEBSTER
6. Resolution 26-06
7. AD.PZB.ACT

# APPLICATION FOR
# PLANNING & ZONING BOARD MEMBERSHIP

***Please be advised that, pursuant to §112.3144, Florida Statutes, members of the Planning & Zoning Board are required to file a disclosure of financial interests. Additional information can be reviewed at: http://www.ethics.state.fl.us/FinancialDisclosure.***

Name: Oscar A. Álamo Date: ~~12/0~~ ~~2025~~ 26 May '26

Physical Address: 11040 NW 60th Dr; Alachua, FL 32615

Mailing Address: 11040 NW 60th Dr; Alachua, FL 32615

Email Address: oalamo@gmail.com

Phone (Daytime): 787-445-4066

Alternate Phone: _____

Are you available to meet on the second Tuesday of each month? ☑ Yes ☐ No
Are you a resident of the City of Alachua? ☑ Yes ☐ No

Briefly state why you want to be a member of the Planning & Zoning Board:

My principal interest in forming part of the Planning and Zoning Board is because I want to be part of the growth the City of Alachua. Since I moved into the City of Alachua I have experienced its residents living up to community friendlyness. Having observed the growth and transformation the City of Alachua is experiencing, I believe this a time in which the role of the Planning and Zoning Board plays a crucial role in preserving this atmosphere.

Applicant's Signature: O Alamo

**Please return this application to the Planning and Community Development Department located at City Hall, 15100 NW 142nd Terrace, or mail application to:**

**City of Alachua**
**ATTN: Planning and Community Development**
**P.O. Box 9**
**Alachua, FL 32616**

City of ALACHUA

# APPLICATION FOR PLANNING & ZONING BOARD MEMBERSHIP

***Please be advised that, pursuant to §112.3144, Florida Statutes, members of the Planning & Zoning Board are required to file a disclosure of financial interests. Additional information can be reviewed at: http://www.ethics.state.fl.us/FinancialDisclosure.***

Name: Taylor Cannon Date: 5/27/2026

Physical Address: 12513 NW 158th St. Alachua, FL. 32615

Mailing Address: " "

Email Address: taylorcannon19@gmail.com

Phone (Daytime): (352) 519-8223

Alternate Phone: N/A

Are you available to meet on the second Tuesday of each month? ☒ Yes ☐ No

Are you a resident of the City of Alachua? ☒ Yes ☐ No

Briefly state why you want to be a member of the Planning & Zoning Board: I am a 25 year old fourth-generation resident of Alachua County. Due to this, my commitment to this community is deeply personal and I am eager to channel my passion for Alachua into active civic service. As a 25 year old, I offer a unique, forward-thinking perspective to the Board; I represent the next generation of homeowners, families, and professionals who live with the long-term impacts of today's land-use decisions. If appointed, I will combine my local roots with an objective, fair-minded approach to help balance smart and sustainable growth.

Applicant's Signature: Taylor Cannon

**Please return this application to the Planning and Community Development Department located at City Hall, 15100 NW 142nd Terrace, or mail application to:**

**City of Alachua**
**ATTN: Planning and Community Development**
**P.O. Box 9**
**Alachua, FL 32616**

RECEIVED
MAY 28 2026
By: Bailey J.
5:00pm

City of ALACHUA

# APPLICATION FOR PLANNING & ZONING BOARD MEMBERSHIP

***Please be advised that, pursuant to §112.3144, Florida Statutes, members of the Planning & Zoning Board are required to file a disclosure of financial interests. Additional information can be reviewed at: http://www.ethics.state.fl.us/FinancialDisclosure.***

Name: Samantha King Date: 5/28/2026

Physical Address: 12449 NW 157th Ter. Alachua FL 32615

Mailing Address: 12449 NW 157th Ter. Alachua FL 32615

Email Address: Zoeking2015@gmail.com

Phone (Daytime): 256-335-7495

Alternate Phone: 256-335-7495

Are you available to meet on the second Tuesday of each month? ☑ Yes ☐ No
Are you a resident of the City of Alachua? ☑ Yes ☐ No

Briefly state why you want to be a member of the Planning & Zoning Board: My proessional background is in transportation, logisitics, public administration, procurement, grants, and government operations. I hold a master's degree in Transportation & Logistics & have worked in city, county, municipal, & special district government since 2013. I have been involved in public infrastructure & construction projects from initial planning & procurement through completion & operational implementation. My experince includes working with public procurement, grant funding, contracts, regulatory compliance, & coordination with various state & local agencies. I am knowledgeable in applicable statues, govement processes, & other roles of regulatory agencies within different areas of local government. This experince has provided me with a practical understanding of long-term planning, infrastructure development, budgeting, public accountability, & responsible growth management. In addition, I am a USMC veteran, which helped develop my leadership, discipline, professionalism, & commitment to public service. I do not have any business ventures or real estate interest that would create conflicts of interest, allowing me to approach board decisions objectively & in the best inerest of the community.

Applicant's Signature: Samantha King

**Please return this application to the Planning and Community Development Department located at City Hall, 15100 NW 142nd Terrace, or mail application to:**

**City of Alachua**
**ATTN: Planning and Community Development**
**P.O. Box 9**
**Alachua, FL 32616**

City of ALACHUA

RECEIVED
MAY 28 2026
BY:

# APPLICATION FOR PLANNING & ZONING BOARD MEMBERSHIP

***Please be advised that, pursuant to §112.3144, Florida Statutes, members of the Planning & Zoning Board are required to file a disclosure of financial interests. Additional information can be reviewed at: http://www.ethics.state.fl.us/FinancialDisclosure.***

Name: Elena Rushetskaya Date: May 28 2026

Physical Address: 15574 NW 121st PL Alachua, FL 32615

Mailing Address: 15574 NW 121st PL Alachua, FL 32615

Email Address: elena.rushetskaya@gmail.com

Phone (Daytime): (314) 529 1764

Alternate Phone: _____

Are you available to meet on the second Tuesday of each month? ☑ Yes ☐ No

Are you a resident of the City of Alachua? ☑ Yes ☐ No

Briefly state why you want to be a member of the Planning & Zoning Board: I hold a Master's degree in City Development, Public Administration, which has given me a strong foundation in urban planning, land use policy, sustainable growth, and community focused development. I am particularly motivated by the opportunity to help make our city more attractive to investors while ensuring it remains comfortable, functional, and welcoming for residents.

Applicant's Signature: _____

**Please return this application to the Planning and Community Development Department located at City Hall, 15100 NW 142nd Terrace, or mail application to:**

**City of Alachua**
**ATTN: Planning and Community Development**
**P.O. Box 9**
**Alachua, FL 32616**

# APPLICATION FOR PLANNING & ZONING BOARD MEMBERSHIP

***Please be advised that, pursuant to §112.3144, Florida Statutes, members of the Planning & Zoning Board are required to file a disclosure of financial interests. Additional information can be reviewed at: http://www.ethics.state.fl.us/FinancialDisclosure.***

Name: Matthew Webster Date: 5/25/26

Physical Address: 8504 NW 43rd Street Gainesville, FL 32653

Mailing Address: see above

Email Address: matt.webster@sterling-built.com

Phone (Daytime): 352-494-2697

Alternate Phone: _____

Are you available to meet on the second Tuesday of each month? ☒ Yes ☐ No

Are you a resident of the City of Alachua? ☒ Yes ☐ No

I am writing to express my strong interest in serving as a member of the City of Alachua Planning and Zoning Board. With over 30 years of experience in construction, development, and community leadership in North Central Florida, I believe I am uniquely positioned to contribute meaningfully to the responsible growth and planning of Alachua.

As a licensed Florida Certified General Contractor, Certified Plans Examiner, and Certified Building Code Inspector, I bring direct, technical knowledge of how construction and development projects are designed, permitted, and built. I understand building codes, site planning, and the practical realities of development — expertise that translates directly into informed, sound zoning and land use decisions.

My career has included managing major capital projects for government agencies, K-12 school systems, healthcare institutions, and universities. Through this work, I have developed a deep appreciation for how thoughtful planning shapes communities for generations. I have also led sustainable, LEED-certified projects, which reflects my commitment to responsible, forward-looking development.

Beyond technical credentials, I have demonstrated a long-standing commitment to civic engagement in this region. I previously served as Chairman of the Alachua County Economic Development Advisory Committee, was appointed to the City of Gainesville Blue Ribbon Committee on economic competitiveness, and have served on the City of Alachua Parks and Recreation Advisory Committee since 2023. These experiences have given me direct insight into local government processes and the needs of our community.

As President of Sterling Builders Group, my business is rooted the City of Alachua. I have a personal and professional stake in seeing this community grow in a way that is thoughtful, equitable, and sustainable. I am eager to bring my expertise, collaborative spirit, and community commitment to the Planning and Zoning Board, and I welcome the opportunity to serve.

Applicant's Signature: *Matthew Webster*

**Please return this application to the Planning and Community Development Department located at City Hall, 15100 NW 142nd Terrace, or mail application to:**

**City of Alachua**
**ATTN: Planning and Community Development**
**P.O. Box 9**
**Alachua, FL 32616**

**RESOLUTION 26-06**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, APPOINTING ONE MEMBER TO THE PLANNING AND ZONING BOARD; ESTABLISHING TERM OF SERVICE, ESTABLISHING BEGINNING AND ENDING DATES FOR TERM OF SERVICE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** Section 2.1.3(A) of the City's Land Development Regulations (LDRs) authorizes the Planning and Zoning Board (PZB) to serve as the City's Local Planning Agency; and,

**WHEREAS,** Section 2.1.3(C) of the City's LDRs establishes the powers and duties of the PZB; and,

**WHEREAS,** the PZB consists of five voting members and one nonvoting representative of the Alachua County School Board; and,

**WHEREAS,** there is one (1) vacancy on the PZB; and

**WHEREAS,** advertisement of the vacancy was placed at least two (2) weeks prior to this appointment in a newspaper of local circulation, per the City of Alachua Commissioners' Rules of Procedure.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:**

**Section 1.** The following member will be appointed for the following terms:

_____, to fill a term commencing on June 08, 2026, and ending on June 08, 2029.

**Section 2.** The term of service for the position shall begin and end as outlined above.

**Section 3.** This Resolution shall be effective as of the date of its passage and adoption.

**DULY ADOPTED in regular session this 08th day of June 2026.**

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

_____
**Walter Welch, Mayor**

**ATTEST:**

_____
**Rodolfo Valladares, City Manager/Clerk**

District officials described the transition as an additional educational option for Newberry families and noted anticipated growth in the traffic and stormwater management infrastructure associated with the project.

But the district also directly challenged assertions made by Marden was not required.

Marden responded publicly after the district issued its statement, saying the issue was not centered on whether the school district could place temporary facilities on school property.

"We have not asked anything of ACPS/SBAC for anything we wouldn't have asked someone else or another entity for," Marden wrote in a public response. "I understand schools have some governmental latitude."

Marden argued that the school board prioritized Marden wrote. "The issue is when they connect to the roads, water, sewer, and power. That's it."

"All of that needs to be engineered, surveyed and documented," he added. "We can't just take their word for it. That's not how things work."

Marden also disputed any suggestion that the city had delayed raising concerns.

"It should also be noted, it's not as if ACPS was planning this years ago and we had all the time in


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auchterenterprisesinc@gmail.com


# City of ALACHUA

## NOTICE OF BOARD VACANCY

The City of Alachua is currently accepting applications for one (1) appointment to be made on the following Board:

**Planning and Zoning Board:** The Planning and Zoning Board (PZB) comprises five voting members and a non-voting School Board representative. The PZB provides recommendations to the City Commission on various development applications, such as comprehensive plan amendments, rezonings, and subdivisions, and reviews and makes decisions on certain development applications as provided for within the City's Land Development Regulations. The PZB is also authorized by the City Commission to provide recommended policies and guiding action affecting development in the City, including amendments to Land Development Regulations, special studies, and other proposals that promote orderly development.

- Applicants must be a resident of the City of Alachua.
- Meetings are typically held at 6:00 p.m. on the second Tuesday of the month in the James A. Lewis Commission Chambers in City Hall.

Applications may be obtained in person at City Hall, located at 15100 NW 142nd Terrace, on any regular business day (Monday through Thursday) between the hours of 7:30 a.m. and 6:00 p.m. or by visiting the City's website at www.cityofalachua.com. Completed applications must be received by the Planning and Community Development Department no later than 6:00 p.m. on **Thursday, May 28, 2026**. Applications may be submitted in person at City Hall or by mail to the following address: City of Alachua, Planning and Community Development Department, P.O. Box 9, Alachua, FL 32616. Questions may be directed to the Planning and Community Development Department at (386) 418-6121.

(Published: Alachua County Today - May 14, 2026 and May 21, 2026)

CITY OF ARCHER

## REQUEST FOR QUALIFICATIONS AND FINANCING PROPOSALS

### DEBT REDUCTION AND CONSOLIDATION LOAN / FINANCING

| | |
|---|---|
| **RFQ No.:** | 2026-5 |
| **Issue Date:** | May 14, 2026 |
| **Submittal Deadline:** | June 15, 2026 at 2:00 p.m. local time |
| **Evaluation Period:** | Fifteen (15) calendar days after public opening |
| **Estimated Financing Amount:** | Approximately $1,500,000 |
| **Requested Financing Term:** | Respondents shall provide options for 25-year, 30-year, and 40-year amortization/maturity |
| **Submittal Format:** | One (1) original, three (3) additional paper copies, and one (1) USB flash drive |

Submit sealed responses to:
City Manager
City of Archer
16870 SW 134th Avenue | P.O. Box 39
Archer, Florida 32618
Phone: (352) 495-2880

**Clearly mark sealed packages:**
**"RFQ - Debt Reduction and Consolidation Financing"**

This solicitation is subject to final review and approval by the City Attorney, bond counsel or special financing counsel if retained, and the City Commission. This RFQ does not authorize indebtedness and does not bind the City to award or close any financing.

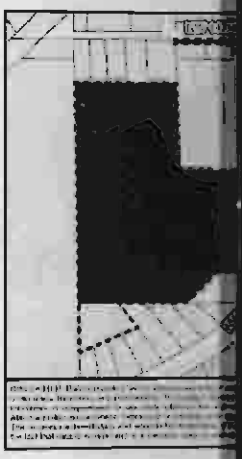
(Published: Alachua County Today - May 21, 2026)

## ORDIN
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Notice is hereby give
City of Alachua will h
at 6:00 p.m. The hearin
Commission Chambers
Terrace, Alachua, Flori
ordinance as titled:

**OR**

**AN ORDINANCE**
**FLORIDA; EXTE**
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**TO INCLUDE**
**CONTIGUOUS TO**
**LIMITS OF THE C**
**000; 03910-002-00**
**EXISTING LAWS,**
**REGULATIONS SI**
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**INHABITANTS A**
**INDEBTEDNESS A**
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The ± 24.94-acre subje
NW 142nd Avenue (tax
000). Copies of the app
the subject property, and
public inspection at the
Department in City Hal
Alachua, Florida on a
hours of 7:30 a.m. to 6
from the Office of the D

At the public hearing,
be heard with respect
on the application ma
City of Alachua, Plan
P.O. Box 9, Alachua, F
Section 286.0105, Flori
decision made at the p
of the proceedings, and
to ensure that a verbati
which includes the tes
appeal is to be based.
with Disabilities Act, a
reasonable accommoda
meeting should call the
least 48 hours prior to t

(Published: Alachua Coun

# Commission Agenda Item

**MEETING DATE:** June 8, 2026

**SUBJECT:** Ordinance 26-08: An ordinance of the City of Alachua, Florida; Extending the corporate limits of the City of Alachua, Florida to include certain lands lying contiguous to the existing corporate limits of the City (Tax Parcel 03909-000-000; 03910-002-000); Providing that all existing laws, ordinances, rules and regulations shall apply in said area; Providing the the property land inhabitants are subject to existing indebtedness and liable for taxation; providing for severability; and providing an effective date. (Legislative Hearing; Second Reading)

**PREPARED BY:** Parker Stevens

**RECOMMENDED ACTION:**

Staff recommends that the City Commission approve Ordinance 26-08 upon second and final reading for June 8, 2026.

*I move that this Commission adopt Ordinance 26-08 upon second and final reading for June 8, 2026.*

## Summary

The review process for Voluntary Annexations is governed by Florida Statute 177.044. In order for an area to be annexed, it must be contiguous to a municipality, be reasonably compact, and not create an enclave.

The ± 24.26-acre subject property is generally located at 14107 NW 142nd Avenue (tax parcel(s): 03910-002-000, 03909-000-000), and has an Alachua County future land use designation of Agricultural / Rural, and Alachua County zoning designation of Agricultural.

In compliance with F.S. 171.044 (5), a copy of the notice, via certified mail, was sent to the Alachua County Board of County Commissioners on April 16, 2026, not fewer than 10 days prior to publishing the ordinance notice. Per F.S. 177.044 (2), the notice was published for two consecutive weeks, April 30, 2026, and May 7, 2026, in the Alachua County Today newspaper prior to the first hearing. Per F.S. 177.044 (2), the notice was published again for two consecutive weeks, May 21, 2026, and May 28, 2026, in the Alachua County Today newspaper prior to this second hearing.

The Alachua County Board of County Commissioners has not provided any comment on the

proposed annexation to date.

Section 1.7.7 of the City's Land Development Regulations states that lands being annexed shall retain their current unincorporated zone district classification until an amendment to the Comprehensive Plan is adopted by the City. The landowner may request, or the City Commission or Planning and Zoning Board, in the City's sole discretion, may initiate a zone district classification in accordance with Section 2.4.2, Site-specific amendments to the Official Zoning Atlas, following adoption of the Comprehensive Plan amendment. The zone district classification shall be consistent with the Comprehensive Plan Future Land Use Map Designation. No development, redevelopment, or expansion shall be initiated until the City adopts an amendment to the Comprehensive Plan and Official Zoning Atlas for the area being annexed.

On May 18, 2026, the City Commission held a duly advertised public hearing and voted 4-0 to adopt Ordinance 26-08 upon first reading and schedule second and final reading for June 8, 2026.

## FINANCIAL IMPACT

NONE

## ADDITIONAL FINANCIAL INFORMATION

N/A

## ATTACHMENTS

1. Ordinance 26-08
2. Application Materials
3. Public Notice Materials
4. Parker A. H. Stevens, Resume on File

# ORDINANCE 26-08

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03909-000-000; 03910-002-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, William D. Martin, as the registered agent of Alachua FWD, LLC, owner of the property to be annexed, has authorized the execution of a petition requesting that the City limits of the City of Alachua, Florida, be extended to include their land; and,

**WHEREAS**, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been published once each week for two consecutive weeks in the Alachua County Today newspaper, meeting the requirements of advertising in Florida Statute 171.044; and,

**WHEREAS**, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been delivered by certified mail to the Board of County Commissioners of Alachua County, Florida no fewer than 10 days prior to the publishing of the first required notice of annexation meeting the requirements of notice in Florida Statute 171.044; and,

**WHEREAS**, the City Commission of the City of Alachua, Florida finds that the real property is contiguous to the existing corporate limits of the City, and is reasonably compact, and does not create an enclave, and meets the requirements for voluntary annexation as established in Florida Statute 171.044;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.**

**Section 1. Extending the Corporate Limits of the City of Alachua, Florida to Include Certain Lands Lying Contiguous to the Existing Corporate Limits of the City**

**A. Legal Description (Tax Parcel 03909-000-000; 03910-002-000).**

The corporate limits of the City of Alachua, Florida are hereby amended to include lands described in the legal description attached to this ordinance and identified as "Exhibit A."

**B. Map.**

A location map – including the amended municipal boundary of the City of Alachua, Florida – is hereby attached to this ordinance and identified as "Exhibit B."

**Section 2. Providing that All Existing Laws, Ordinances, Rules and Regulations Shall Apply**

All laws, ordinances, rules and regulations of the City of Alachua, Florida of general application throughout the existing boundaries and corporate limits shall apply through the boundaries and corporate limits of said City as extended by this Ordinance.

**Section 3. Official Zoning Atlas**

Until the City of Alachua, Florida shall exercise its zoning power over the territories annexed, all of the current zoning regulations and maps heretofore adopted by the Board of County Commissioners of Alachua County, Florida shall continue in full force and effect throughout the territory annexed, and shall be enforced by the City of Alachua.

**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 18th day of May, 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:**

_____
Rodolfo Valladares, City Manager/Clerk

**APPROVED AS TO FORM**

_____
Scott Walker, City Attorney

**EXHIBIT A**

**Legal Description of Tax Parcel 03909-000-000; 03910-002-000;**

Commence 220 feet South of the Northwest corner of the Northeast corner (NE ¼) of the Northeast quarter (NE ¼) of Section 22, Township 8 South, Range 18 East, Alachua County, Florida, as the Point of Beginning; thence run East 450 feet, South 420 feet, East 375 feet, North 640 feet, East to the East Section line of Section 22, Township 8 South, Range 18 East; thence run South to the Southeast corner of the Northeast quarter (NE ¼); thence run West to the Southwest NE ¼ of the NE ¼; thence run North 1105 feet more of less to the Point of Beginning;

LESS the rights of way of State Road 235 and State Road 241;

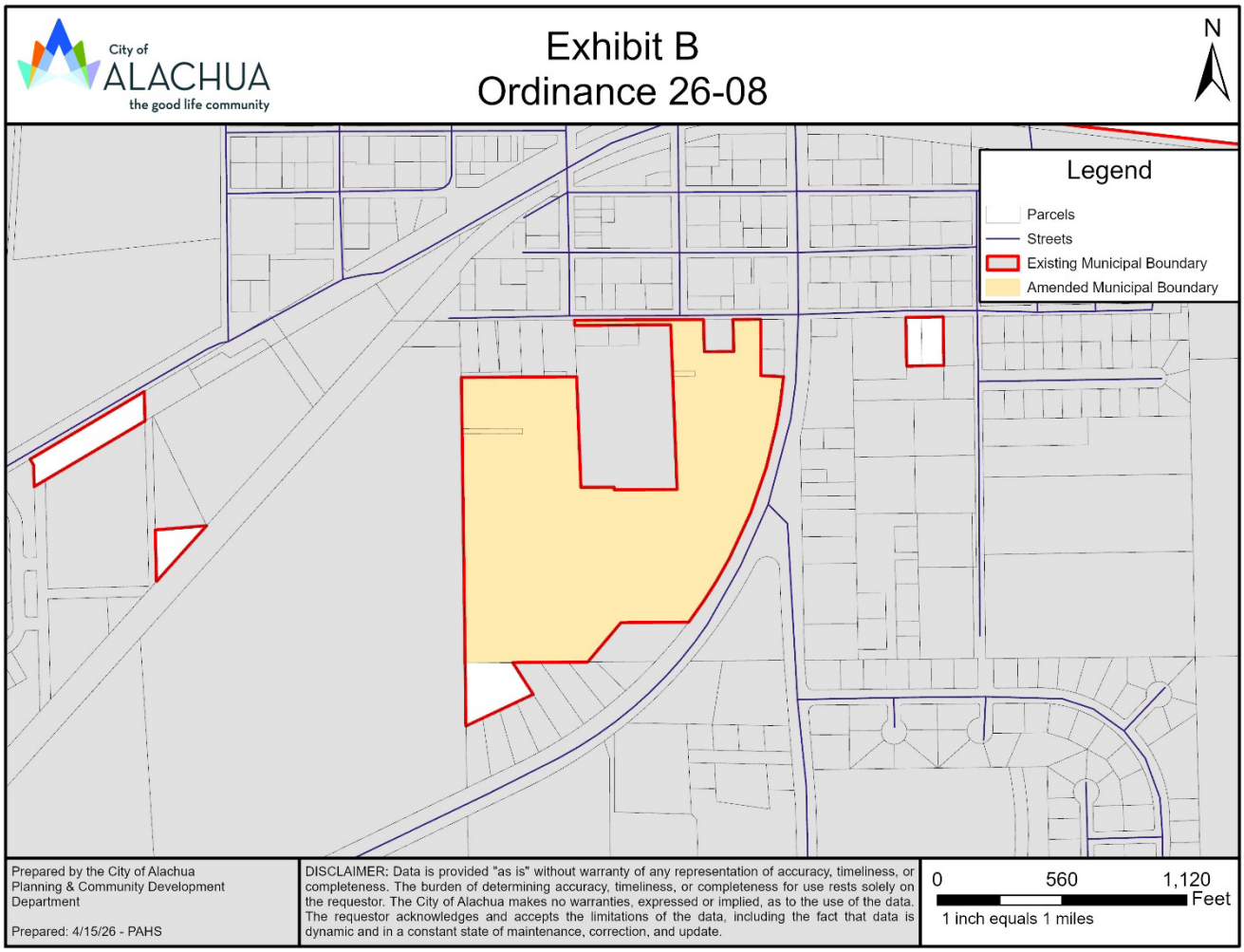
LESS the West 115 feet of the East 370 feet of the North 125 feet per O.R. Book 109, Page 426;

LESS Commence at the intersection of the South line of the Northeast quarter (NE ¼) of the Northeast quarter (NE ¼) and the West right-of-way of State Road 235; thence West 265 feet; thence Southwesterly along the said right-of-way to the Point of Beginning;

LESS the parcel lying West of State Road 241 and easterly of State Road 235 per OR Book 1320, Page 750;

LESS the West 110 feet of the East 140 feet of the South 200 feet of the North 220 feet.

**EXHIBIT B**


City of ALACHUA
the good life community
Exhibit B
Ordinance 26-08
N
Legend
Parcels
Streets
Existing Municipal Boundary
Amended Municipal Boundary
Prepared by the City of Alachua
Planning & Community Development
Department
Prepared: 4/15/26 - PAHS
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
0
560
1,120
Feet
1 inch equals 1 miles

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: CCOM

# Voluntary Annexation Application

Reference City of Alachua Land Development Regulations, Section 1.7.7

**Important Information and Procedures:**

Two (2) public hearings before the City Commission are required to consider a request for voluntary annexation. *Applicants or their authorized agents should be present at all public hearings.*

*Annexation of property into the City's jurisdiction does not change the Future Land Use Map Designation or zoning of the property. The property will retain its current designations until amended by the property owner. The property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.*

**A. PROJECT**

1. Project Name: Alachua FWD LLC Consolidation
2. Address of Subject Property: 14107 NW 142nd Ave, Alachua, Florida 32615
3. Parcel ID Number(s): 03910-002-000 and 03909-000-000
4. Existing Use of Property: Agricultural
5. Future Land Use Map Designation: Agricultural
6. Zoning Classification: A
7. Acreage: 24.79+ 0.15 = 24.94
8. Number and Type of Existing Structures on the Property: 1 house

**B. APPLICANT**

1. Applicant's Status ■ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): William D. Martin or Dan E. Martin Title: William=Personal Representative
   Company (if applicable): Alachua FWD, LLC
   Physical address: 58 N Legion Ter
   Mailing Address: 58 N Legion Ter
   City: Hernando State: Fl ZIP: 34442
   Telephone: 970-227-5698 or 352-359-0012 FAX: _____ e-mail: bill_martin53@yahoo.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   Telephone: _____ FAX: _____ e-mail: _____

   * Must provide executed Authorized Agent 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. A current aerial map or plat of the property (may be obtained from the Alachua County Property Appraiser.)
2. Two (2) sets of 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).
3. Property survey or boundary sketch of the property, including legal description (metes and bounds) with tax parcel number, signed and sealed by a professional land surveyor.
4. Proof of ownership (recorded warranty deed.)
5. Proof of payment of taxes.
6. **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 6 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 I/We are the owner(s) of real property hereinafter described, or have received and hereby submit written authorization from the owner(s) of the real property to act on their behalf. I/We petition the City of Alachua to extend its corporate limits by voluntary annexation to include the attached legal description of real property.

I/We hereby certify:

1. That the real property described in the attached legal description is contiguous to the existing city limits of the City of Alachua, Florida.
2. That the real property described in the attached legal description is reasonably compact in character.
3. That annexation of the real property described in the attached legal description will not result in the creation of enclaves (that is areas of unincorporated county property completely surrounded by the City of Alachua.)
4. That the owner is the fee simple absolute owner of the real property described in the attached legal description and that there are no leans, encumbrances of title, clouds of any type.
5. That the information contained herein is true and correct to the best of my/our knowledge.
6. That, in accordance with Section 1.7.7 of the City's Land Development Regulations, the property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.

William D Martin

Signature of Applicant

Dan E. Martin

Signature of Co-applicant*

William D. Martin

Typed or printed name and title of applicant

Dan E. Martin

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of Florida County of Alachua

The foregoing application is acknowledged before me this 25 day of March 20 26, by William D. Martin and Dan E. Martin, who is/are personally known to me, or who has/have produced FL Driver's licenses as identification.

NOTARY SEAL

BAILEY JOINER
Commission # HH 747990
Expires December 9, 2029

Bailey Joiner

Signature of Notary Public, State of Florida




**ALACHUA COUNTY PROPERTY APPRAISER**

AYESHA SOLOMON, CFA
PROPERTY APPRAISER

SECTION OVERLAY

**Map Legend**

- Parcels
- Section Lines
- Railroad Centerline
- Subdivision Boundary
- Condo Boundary
- Unrecorded S/D Boundary

SCALE: 1":300 '

N

**INFORMATION MAP - NOT A SURVEY**

This map is a GIS map of the Property Appraiser's parcel database. The Alachua County Property Appraiser's Office is committed to providing the most accurate and current information. No warranties expressed or implied are provided for the data herein, its use or its interpretation.

This Map was created by the Alachua County Property Appraiser's GIS Services located at 515 N Main Street, Suite 209, Gainesville, FL 32601

| SEC | TWP | RGE | QUAD |
|---|---|---|---|
| 22 | 08 | 18 | |

Revision Date: 1/15/2026

## Parcels Within 400' of 14107 NW 142nd Ave (Parcel 03910-002-000)

3925-1
WILLIAMS SELINA GAIL
1316 EAGLE TRAIL
OPPERAS COVE, TX 76522

3915
DASA RADHIKA RAMAN
12954 W STATE ROAD 235
ALACHUA, FL 32615

3915-1
LINZING AND ZUCKER W/H
14321 NW 142ND AVE
ALACHUA, FL 32615

3914
KOLOMYIKO IVAN
14317 NW 142ND AVE
ALACHUA, FL 32615

3913
BURNEY & ROBERSON
% MAGGIE BURNEY
116 TURKEY CREEK
ALACHUA, FL 32615

3912
JONES & KING
PO BOX 752
ALACHUA, FL 32616-0752

3911-1
ELMER & LINDSEY
14211 NW 142ND AVE
ALACHUA, FL 32615-5155

3911
MACDONALD KEITH J & MARY
14205 NW 142ND AVE
ALACHUA, FL 32615-5155

3907-1
R & A WOODS ENTERPRISES INC
331 NE 25TH ST
POMPANO, FL 33064

3907
RICL LLC
5431 SHIRLEY DR
JUPITER, FL 33458

3910-3
DAVIS CASSANDRA LASHAWN
13804 NW COUNTY RD 235
ALACHUA, FL 32615

3926-2
SHERWOOD OAKS
PRESERVATION LP
1022 W 23RD ST STE 300
PANAMA CITY, FL 32405

3926-30
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

3770
BLAKE CAROLYN HEIRS
% FRANCES BURGESS
PO BOX 212
ALACHUA, FL 32616-0212

3769
JACKSON RENTAL HOMES LLC
1015 SW 106TH PL
MICANOPY, FL 32667

3766
HOME MORTGAGE
INVESTMENTS LLC
13919 NW 145TH AVE
ALACHUA, FL 32615

3773
HUBBELL DEBORAH K
14202 MAIN ST
ALACHUA, FL 32615

3777-2
BHAKTIVEDANTA GAUDIYA
INSTITUTE INC
14213 MAIN ST
ALACHUA, FL 32615

3777-1
MANNING & WEEKS W/H
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ALACHUA, FL 32615

3774
BROOKS CHISA TRUSTEE
14202 NW 140TH ST
ALACHUA, FL 32615

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RAMPAULSINGH DRUPATIE
14007 NW 142ND PL
ALACHUA, FL 32615

3775
DAVIDSON T J TRUSTEE
C/O REEB INC
1411 NW 2ND ST
GAINESVILLE, FL 32601-4231

3946-1
HAYES BETTY
PO BOX 575
ALACHUA, FL 32616-0575

3946
GREEN HILL OF ALACHUA INC
2000 BRUSH ST STE 440
DETROIT, MI 48226

3948
ALACHUA COMMERCIAL
PROPERTIES LLC
13919 NW 145TH AVE
ALACHUA, FL 32615-6218

3945-1
DAWSON & GIBSON & HEARST
4128 WAVERLY DR
WEST PALM BEACH, FL 33407-
3552

3947
3944
GIANIKAS MICHAEL P & ERIN F
PO BOX 2467
ALACHUA, FL 32615

3941
JACOBS ARNETTA
WASHINGTON
PO BOX 761
ALACHUA, FL 32616-0761

3943
WILLIAMS LILLIE
PO BOX 1941
ALACHUA, FL 32616

3910-2-1
SOUTHWEST GEORGIA OIL
COMPANY INC
PO BOX 1510
BAINBRIDGE, GA 39818

3925-2
SANDVIK MINING AND
CONSTRUCTION USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

3763-1
DALCHAND NITAI P & KALINDI D
18107 APRIL BLVD
ALACHUA, FL 32615-4810

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SILBERMAN STEPHEN
9307 SW 17TH AVE
GAINESVILLE, FL 32607

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CHEESE THE MOUSE LLC
18819 NW 72ND AVE
ALACHUA, FL 32615

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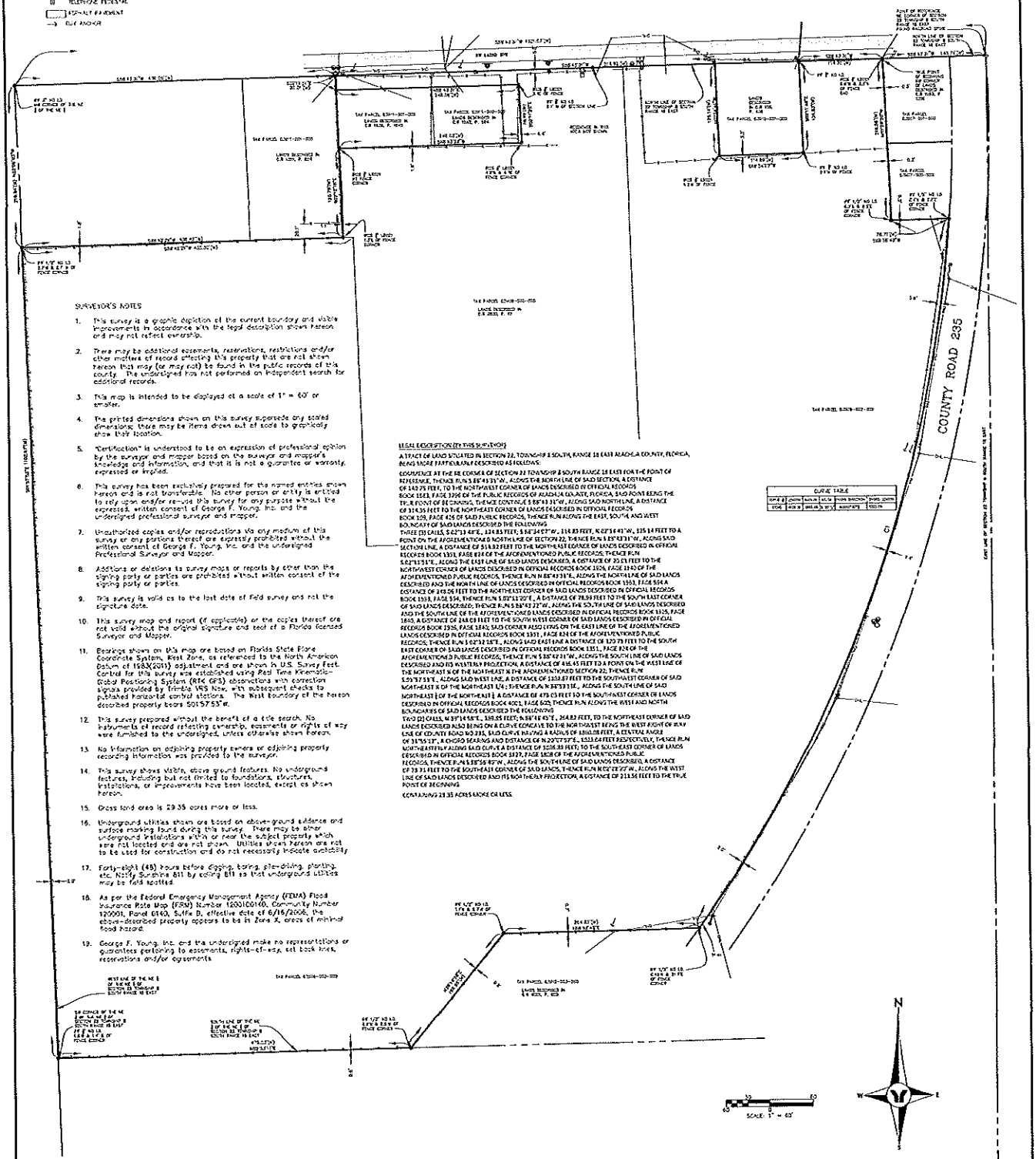
3777
CHEESE THE MOUSE LLC
18819 NW 72ND AVE
ALACHUA, FL 32615

# BOUNDARY SURVEY

SITUATED IN

SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST

ALACHUA COUNTY, FLORIDA



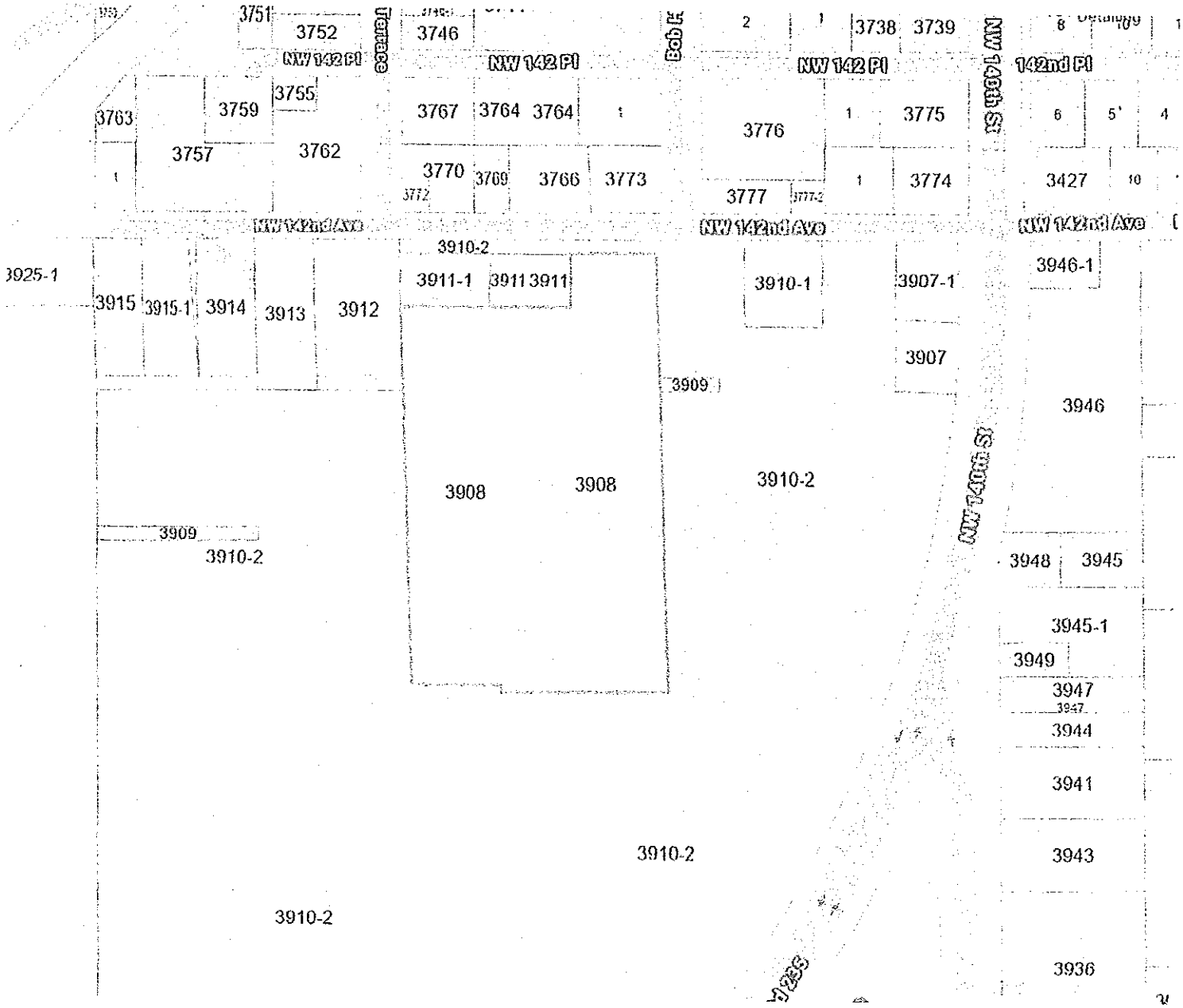

| | | | |
|---|---|---|---|
| 1 of 1 | 21001100GS | BOUNDARY SURVEY | ALACHUA FWD, LLC PROPERTY |
| | | SECTION 22, TOWNSHIP 8 S, RANGE 18 E | |

| | | |
|---|---|---|
| DRAWN BY | JF | 5/15/21 |
| CHECKED | KW | 5/18/21 |
| FIELD WORK | N/A | |
| FIELD DATE | | 5/06/21 |

PREPARED FOR:
ALACHUA FWD, LLC
55 N. LEGION TERRACE PENSACOLA, FL 32502
ALACHUA, FLORIDA
970-227-5693

| NO | BY | DATE | DESCRIPTION |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

George F. Young, Inc.
105 East Main Street Gainesville, Florida 32601-6429
Phone (352) 376-1449 Fax (352) 372-6202
Business Entity 1851 www.GFYoung.com
Civil & Transportation Engineering Geotechnical and Materials Engineering Surveying & Mapping Subsurface Utility Engineering Environmental Engineering Water Resources Planning Construction Services


3751
3752
NW 142 Pl
3746
NW 142 Pl
3738
3739
NW 142 Pl
142nd Pl
3763
3759
3755
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3757
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3769
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3777
3774
3427
NW 142nd Ave
NW 142nd Ave
NW 142nd Ave
3910-2
3925-1
3911-1
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3910-1
3907-1
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3910-2
3948
3945
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3910-2
3943
3910-2
3936

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03910-002-000 |
| **Prop ID** | 15394 |
| **Location Address** | 14107 NW 142ND AVE<br>ALACHUA, FL 32615 |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM 220 FT S OF NW COR OF NE1/4 OF NE1/4 POB E 410 FT S 420 FT E 375 FT N 460 FT E TO E SEC LINE OF SEC S TO SE COR OF NE1/4 OF NE1/4 W TO SW COR OF NE1/4 OF NE1/4 N 1105 FT M/L TO POB LESS R/W SR-235 & SR-241 LESS W 115 FT OF E 370 FT OF N 125 FT LESS CO<br>(Note: 'The Description above is not to be used on legal documents.) |
| **Property Use Code** | GRZGSOIL CLASS2 (06100) |
| **Sec/Twp/Rng** | 22-08-18 |
| **Tax Area** | SUWANNEE (0300) |
| **Acres** | 24.79 |
| **Homesteaded** | No |

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 19.0874

## Owner Information

ALACHUA FWD LLC
58 N LEGION TER
HERNANDO, FL 34442

## Valuation

| Certified Year | 2025 | 2024 | 2023 | 2022 | 2021 |
|---|---|---|---|---|---|
| Just Market Value | $157,846 | $157,846 | $132,713 | $125,302 | $120,306 |
| Land Value | $2,900 | $2,900 | $2,900 | $2,900 | $2,900 |
| Agricultural (Market) Value | $68,991 | $68,991 | $68,991 | $68,991 | $68,991 |
| Agricultural Classified Value | $5,234 | $5,900 | $5,900 | $5,900 | $5,900 |
| Improvement Value | $85,955 | $85,955 | $60,822 | $53,411 | $48,415 |
| Non School Assessed Value | $80,064 | $73,927 | $67,743 | $62,120 | $57,009 |
| School Assessed Value | $94,089 | $94,755 | $69,622 | $62,211 | $57,215 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $80,064 | $73,927 | $67,743 | $62,120 | $57,009 |
| School Taxable Value | $94,089 | $94,755 | $69,622 | $62,211 | $57,215 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $14,025 | $20,828 | $1,879 | $91 | $206 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 6100 | PASTURE 2 | 23.79 | 1036292.4 | 0 | 0 | A |
| 0115 | SFR ACREAGE | 1.00 | 43560 | 0 | 0 | |

## Building Information

| | | | |
|---|---|---|---|
| Type | SINGLE FAMILY | Heat | ELECTRIC |
| Total Area | 1276 | HC&V | FORCED AIR |
| Heated Area | 1018 | HVAC | CENTRAL |
| Exterior Walls | ALUMINUM SIDNG | Bathrooms | 1-Baths |
| Interior Walls | WALL BOARD/WD | Bedrooms | 2-Bedrooms |
| Roofing | ASPHALT | Total Rooms | |
| Roof Type | GABLE/HIP | Stories | 1.0 |
| Frame | | Actual Year Built | 1937 |
| Floor Cover | PINE/SOFT WOOD | Effective Year Built | 1996 |

| | | | |
|---|---|---|---|
| Type | SOH MISC | Heat | |
| Total Area | 461 | HC&V | |
| Heated Area | | HVAC | |
| Exterior Walls | | Bathrooms | |
| Interior Walls | | Bedrooms | |
| Roofing | | Total Rooms | |
| Roof Type | | Stories | 1.0 |
| Frame | | Actual Year Built | 0 |
| Floor Cover | | Effective Year Built | 1937 |

## Sub Area

| Type | Description | Sq. Footage | Act Year | Eff Year | Quality | Imprv Use | Imprv Use Descr |
|---|---|---|---|---|---|---|---|
| BAS | BASE AREA | 1,018 | 1937 | 1996 | 3 | 0100 | SINGLE FAMILY |
| FOP | FINISHED OPEN PORCH | 168 | 1937 | 1996 | 3 | 0100 | SINGLE FAMILY |
| FSP | FIN SCREENED PORCH | 90 | 1937 | 1996 | 3 | 0100 | SINGLE FAMILY |

| Type | Description | Sq. Footage | Act Year | Eff Year | Quality | Imprv Use | Imprv Use Descr |
|---|---|---|---|---|---|---|---|
| 0800 | DRIVE/WALK | 84 | 1972 | 1972 | | R1 | RES |
| 0958 | FP 1 | 1 | 1937 | 1937 | | R7 | RES |
| 2080 | SLAB | 216 | 1937 | 1937 | | R5 | RES |
| 2221 | STG 1 | 160 | 1990 | 1990 | | R2 | RES |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 5/23/2025 | $0 | OD | 5215 | 0582 | Unqualified (U) | Improved | ALACHUA FWD LLC | ALACHUA FWD LLC | Link (Clerk) |
| 5/23/2025 | $0 | OD | 5215 | 0544 | Unqualified (U) | Improved | | | Link (Clerk) |
| 7/12/2021 | $100 | WD | 4912 | 1822 | Unqualified (U) | Improved | ALACHUA FWD LLC | | Link (Clerk) |
| 12/31/2019 | $100 | MS | 4744 | 2348 | Unqualified (U) | Improved | MARTIN DAN E, MARTIN WILLIAM D | ALACHUA FWD LLC | Link (Clerk) |
| 11/27/2018 | $0 | DH | 4645 | 2290 | Unqualified (U) | Improved | MARTIN MARGARET LIFE ESTATE | MARTIN DAN E, MARTIN WILLIAM D | Link (Clerk) |
| 11/4/2003 | $100 | MS | 2830 | 17 | Unqualified (U) | Improved | * MARTIN THOMAS O DEC'D 05/22/ | MARTIN MARGARET LIFE ESTATE | Link (Clerk) |

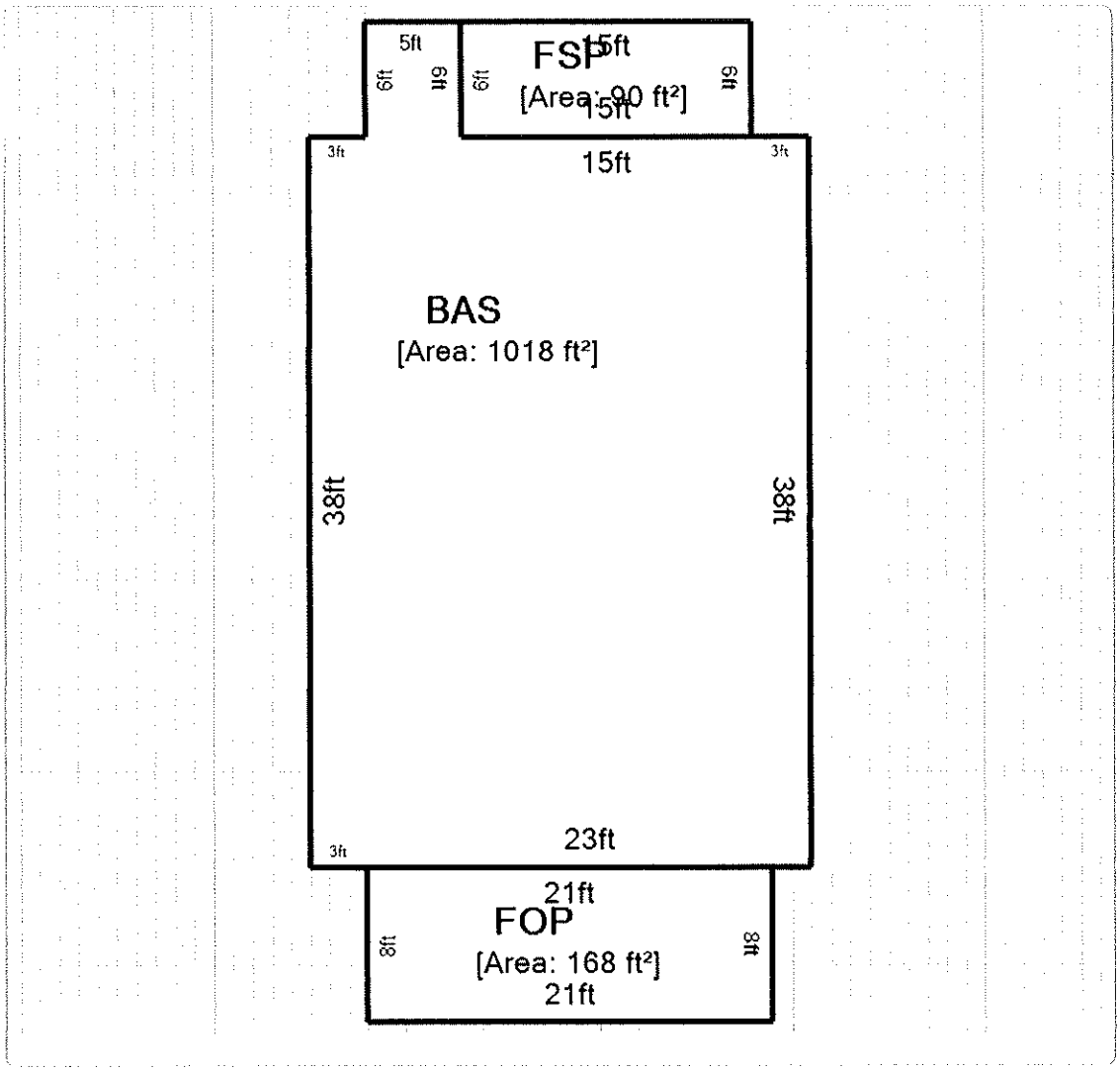
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Permits

| Permit Number | Type | Primary | Active | Issue Date | Value |
|---|---|---|---|---|---|
| 2018110163 | MECHANICAL | Yes | No | 11/13/2018 | $4,800 |
| 2007040351 | ROOFING | Yes | No | 4/25/2007 | $4,120 |

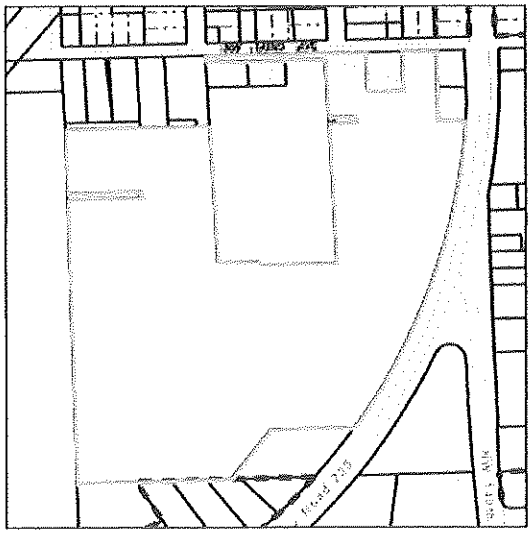
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

## Sketches




Print Sketches

**Map**



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

Book 5215 Page 0582

# Alachua County
## County Clerk Public Access
J. K. "Jess" Irby, Esq.

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3625963

General | Legal Description | Related Documents

**Document Detail**

**Instrument #:** 3625963
**Multi Seq:** 0
**Date Filed:** 05/27/2025 10:33:09 AM
**Document Type:** PROBATE DEED
**Book:** 5215
**Page:** 582
**Remarks:** AMENDED ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
**# Pages In Image:** 4
**Image:**

**Direct Party**

| | | | | |
|---|---|---|---|---|
| 1 | | MARTIN | THOMAS OLIVER | EST |

**Indirect Party**

| | | | |
|---|---|---|---|
| 1 | P | MARTIN | WILLIAM D |
| 2 | | MARTIN | DAN E |

1 of 4

2 of 4

Filing # 223869216 E-Filed 05/23/2025 01:03:46 PM

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3625963 4 PG(s)

IN THE CIRCUIT COURT
OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR ALACHUA COUNTY, FLORIDA

CASE NUMBER: 01-2021-CP-001442
Probate Division A

IN RE: The Estate of

THOMAS OLIVER MARTIN,
Deceased.

**AMENDED ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY**

On the petition of William D. Martin for an amended order determining homestead status of real property (the "Property"), all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died intestate and was domiciled in Alachua County, Florida.
2. The decedent was survived by a spouse.
3. The decedent was survived by one or more lineal descendants.
4. At the time of death, the decedent owned and resided on the Property described in the petition, as it

ADJUDGED that the following described Property

**A TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**
**COMMENCE AT THE NE CORNER OF SECTION 22 TOWNSHIP 8 SOUTH RANGE 18 EAST FOR THE POINT OF REFERENCE; THENCE RUN S 88 43'36"W, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1467.75 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3683,**

Page 1 of 4

"2021 CP 001442" 223869216 Filed in Alachua County Clerk 05/23/2025 01:03:46 PM EST

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3625963

General | Legal Description | Related Documents

**Document Detail**

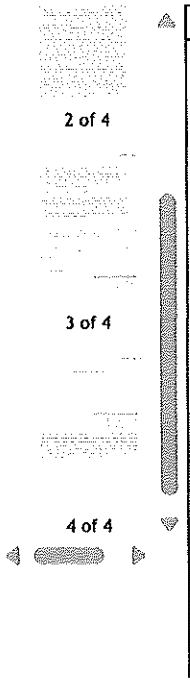
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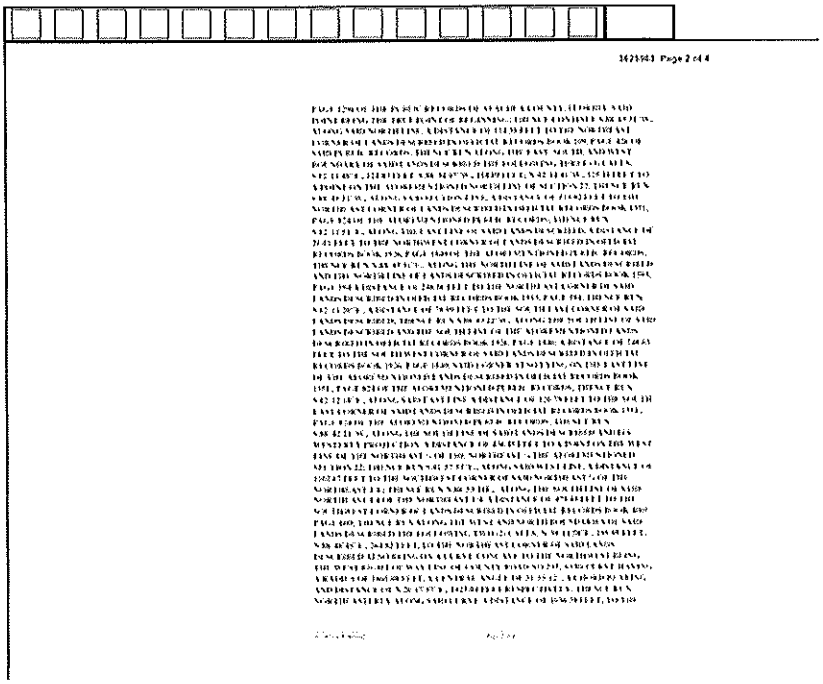
**Direct Party**

| | | | |
|---|---|---|---|
| 1 | | MARTIN THOMAS OLIVER | EST |

**Indirect Party**

| | | | |
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| 1 | P | MARTIN | WILLIAM D |
| 2 | | MARTIN | DAN E |



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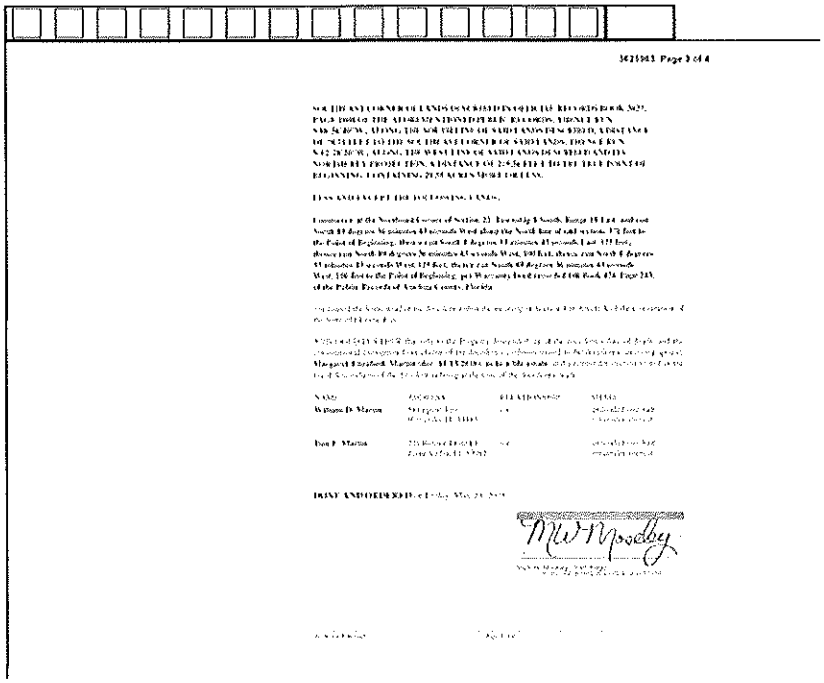
**Indirect Party**

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| 1 | P | MARTIN WILLIAM D | |
| 2 | | MARTIN DAN E | |

2 of 4

3 of 4

4 of 4



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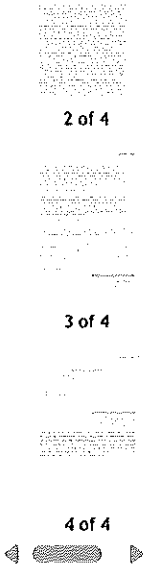
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|---|---|---|---|
| 1 | | MARTIN THOMAS OLIVER | EST |

**Indirect Party**

| | | | |
|---|---|---|---|
| 1 | P | MARTIN WILLIAM D | |
| 2 | | MARTIN DAN E | |






**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that copies have been furnished by U.S. Mail or via filing with the Florida Courts E-Filing Portal on Friday, May 23, 2025, to the following:

SUSAN L. MIKOLAITIS, ESQ.
mikolaitis@brighampa.com
jewell@brighampa.com

Sydney Denney
Sydney Denney, Administrative Assistant
05/23/2025 01:03:24 PM

**Under the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in a proceeding, you are entitled to be provided with certain assistance at no cost to you. Please contact the ADA Coordinator at (352) 337-6237 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 1-800-955-8770 via Florida Relay Service.**

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paid TAXES ☆

Search > Account Summary

# Real Estate Account #03910 002 000

**Owner:**
ALACHUA FWD LLC

**Situs:**
14107 NW 142ND AVE
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/25/2025** for **$1,961.52**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |

tioner Mark 31 votes and Monty ith 399 votes. re reelected, continuity on board.

the each of candidates to begin new ath of office red by the city

City Clerk Randa Paul was unable to participate in the ceremony due to illness.

With the newly seated commission in place, members turned to organizational business required at the start of a new term. The board selected leadership roles, including the appointment of a chairperson pro tempore and an alternate.

Monty Farnsworth was selected to serve in a secondary pro tempore role, while Commissioner Donald Long was chosen as alternate pro tempore.

The commission also unanimously approved a resolution formally recognizing the election results and establishing the composition of the city's governing body for the commission's regular meeting at 7 p.m. Immediately following that session, commissioners reconvened as the Community Redevelopment Agency board to conduct additional business related to redevelopment initiatives.

# # #

Email cwalker@alachuatoday.com

N:

*m page A1*

# h fry, fellowship highlight bane High reunion

, reconnecting s. For many, as more than ering; it was n of identity, and pride A.L. Mebane , which once a an academic d a cultural g segregation unty.

s themselves ger carry the of classes, pirit of the ved enduring. greeted one embraces and handshakes, picking up conversations as if no time had passed. Stories flowed easily, weaving together recollections of teachers, lessons and the challenges of attending a school during segregation.

"It feels so good to offer this," said Horace Jenkins. "Nothing like bringing the community together."

The reunion drew alumni spanning multiple generations, along with family members and local residents, underscoring the school's lasting imprint beyond its years of operation. For many attendees, the experience was as much about honoring those who came before as it was about reconnecting with peers.

The event featured a traditional fish fry that became a centerpiece of the evening, drawing guests together around shared meals and familiar flavors. The informal setting encouraged conversation, laughter and storytelling, creating a welcoming environment that reflected the close-knit nature of the original school community.

Organizers emphasized that the gathering was open to the public, extending an invitation beyond alumni to neighbors and supporters. The A.L. Mebane Alumni Association has long worked to preserve the school's legacy while fostering opportunities for community engagement, volunteerism and fellowship.

Throughout the evening, the significance of the school's history remained at the forefront. A.L. Mebane High School once served Black students during segregation, a time marked by limited resources but strengthened by community determination and self-reliance. For attendees, the event was not simply about looking back, but about carrying that legacy forward and ensuring that future generations understand and appreciate the history that helped build the community.

# # #

email editor@alachuatoday.com

LAW, P.A.
JKARI
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Boukari
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y, Florida

## CITY OF HIGH SPRINGS MAYOR'S YOUTH COUNCIL APPOINTMENTS AVAILABLE

The City of High Springs is currently accepting applications for appointment to the following Boards and Committees:

Mayors Youth Council - 3 Positions and 1 Alternate
Members advise the Mayor and City Commission on policies and programs related to youth interests. Members are given an opportunity to learn city government operations and public policies. Open to students currently in the grades 8 – 12.

Applications may be obtained Monday through Thursday, 7:30 - 6:00, from City Hall, 23718 W US HWY 27, High Springs, Florida 32643 or on the City's website at www.highsprings.gov. To be appointed, applicants must be a resident of the City of High Springs. Applications are due by May 19, 2026. The High Springs City Commission will make appointment of the successful applicants at the May 28, 2026.

(Published: Alachua County Today - April 16, 2026 and April 30, 2026)

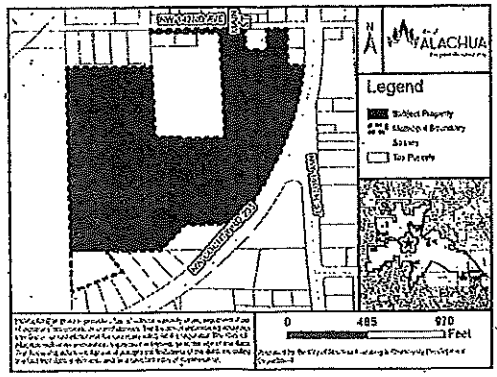
## City of ALACHUA

## NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on May 18, 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 proposed ordinance as titled:

ORDINANCE 26-08

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03909-000-000; 03910-002-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




The ± 25.95-acre subject property is generally located 14107 NW 142nd Avenue (tax parcel(s) 03909-000-000; 03910-002-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. 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 - April 30, 2026)

Register at suefpelra@msn.com

& Hamburgers Provided After the Tournament

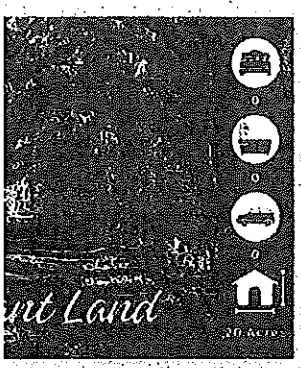
aiser for Kiwanis Club of Santa Fe

ions or Donations Call Bret (352) 213-2477


NGS

r sale

HORIZON
REALTY of ALACHUA, INC.




$449,900

STREET ALACHUA

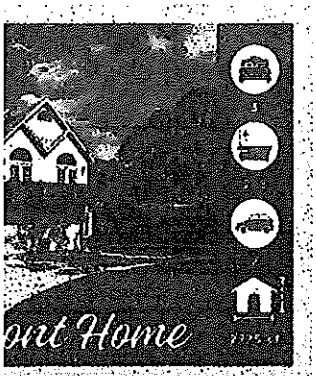
nition of peacefull Only 11 minutes from I-
away less than a 1/2 mile down a dirt
way lined with mature, natural
e beautiful twenty acres, set back from
ting cleared homesite.




GC519208 $2,917 month

16407 NW 174TH DR D&E ALACHUA

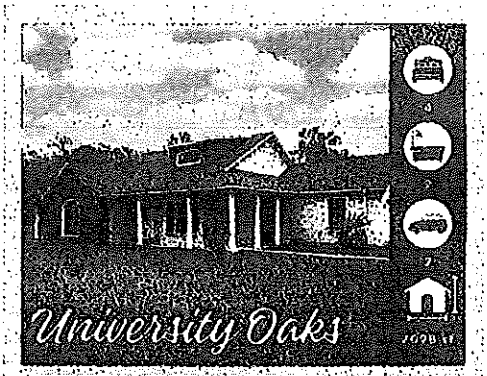
Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School. Well-maintained office building across from Renasant Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professionall




$789,000

DRIVE HAWTHORNE

us 1.38 acre lakefront haven on the
Lake! This Jewel is a solid custom built
r Lake Forest neighborhood east of
a exquisite 3-bedroom, 2 1/2 bathroom
nd stunning views of Riley Lake.




GC528297 $359,900

10851 NE 109TH STREET ARCHER

This stylish 4/2 sits on a spacious 1.6-acre corner lot. The grand open floor plan includes pillared formal dining with a high dormer window for natural light, an open breakfast bar, granite counters and tiled floors throughout the home.

ON REALTY
ACHUA, INC.
ON YOUR HORIZON?

CALL TO ARRANGE A TOUR TODAY
PH: 386-462-4020
HORIZONREALTYFL.COM

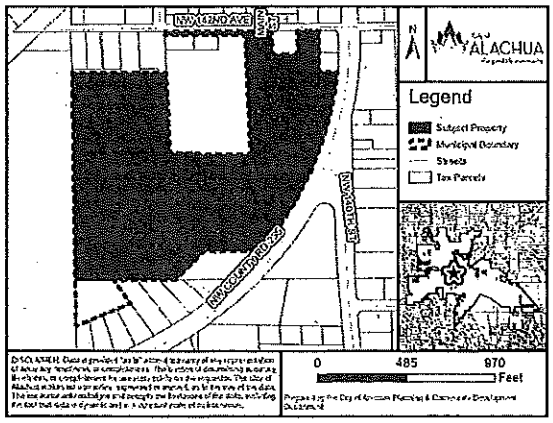

City of ALACHUA

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**ORDINANCE 26-08**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03909-000-000; 03910-002-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




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(Published: Alachua County Today - May 07, 2026)

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FAQs >

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**Delivered, Front Desk/Reception/Mail Room**

GAINESVILLE, FL 32601
April 20, 2026, 2:12 pm

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**City of Alachua**
*"The Good Life Community"*
PO Box 9
Alachua, Florida 32616-0009

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Label 890-PB, Oct. 2015
Pitney Bowes

FIRST-CLASS



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0008039369 APR. 16. 2026

Board of County Commissioners
Alachua County Florida
12 SE 1st Street
Gainesville, FL 32601

City of Alachua
*"The Good Life Community"*
PO Box 9
Alachua, Florida 32616-0009

UNITED STATES POSTAL SERVICE CERTIFIED MAIL

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Label 890-PB, Oct. 2015
Pitney Bowes

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ZIP 32615 $ 006.04⁰
02 7W
0008039369 APR 16. 2026

Board of County Commissioners
Alachua County Florida
12 SE 1st Street
Gainesville, FL 32601

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

April 16, 2026

Board of County Commissioners
Alachua County, Florida
12 SE 1st Street
Gainesville, Florida 32601

**RE: Notice of Proposed Voluntary Annexation as Required by Florida Statute 171.044(6)**

Dear Alachua County Board of County Commissioners,

As required by Florida Statute 171.044(6), the City of Alachua is providing the Board of County Commissioners notice of a proposed voluntary annexation of a total of ± 25.95-acre subject property located at 14107 NW 142nd Avenue (tax parcel 03909-000-000; 03910-002-000). The notice attached is to be published in the April 30, 2026, and May 7, 2026, editions of the Alachua County Today (newspaper of general circulation) with the first reading of the proposed ordinance to be held at the May 18, 2026, regularly scheduled City Commission meeting.

This letter and its incorporated attachments serve to fulfill the City of Alachua's requirement to notice the Board of County Commissioners of Alachua County, Florida no fewer than 10 days prior to the publishing of a public notice of the first hearing related to the proposed annexation as required by Florida Statute 171.044.

If you have any questions regarding the information above, please contact me at (386) 418-6123 or via email at pa_stevens@cityofalachua.org.

Sincerely,

Parker Stevens

Parker A.H. Stevens
Planner

Attachments: Notice of proposed annexation
Proposed Ordinance 26-08

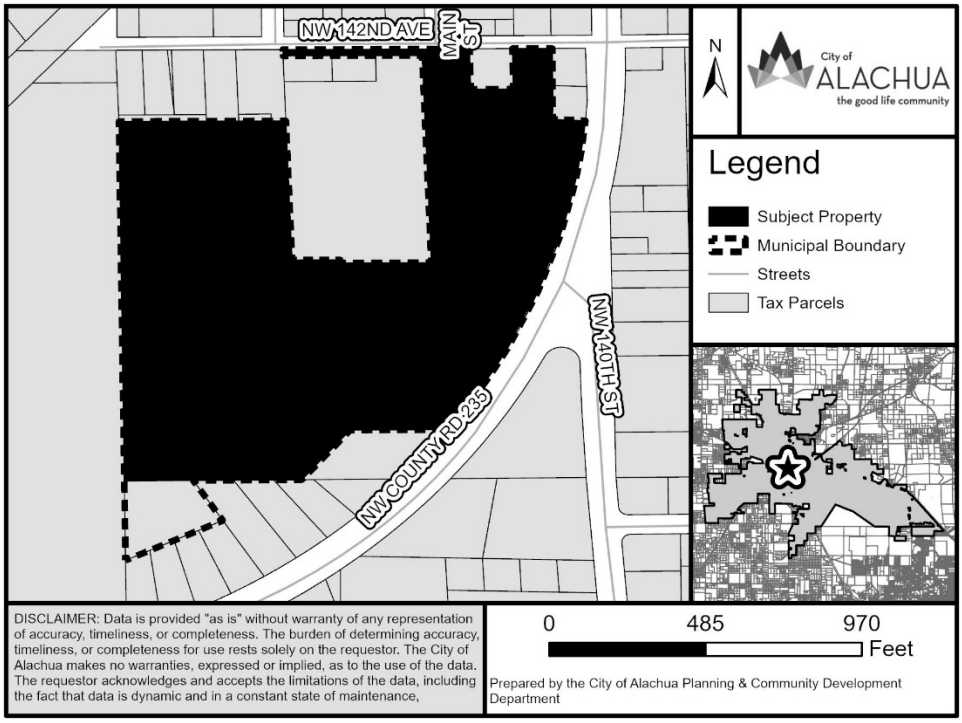
CC: Michelle L. Lieberman, County Manager, Alachua County, Florida
Project File

# 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 May 18, 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 proposed ordinance as titled:

**ORDINANCE 26-08**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03909-000-000; 03910-002-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




The ± 25.95-acre subject property is generally located 14107 NW 142nd Avenue (tax parcel(s) 03909-000-000; 03910-002-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. 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.

# ORDINANCE 26-08

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03909-000-000; 03910-002-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, William D. Martin, as the registered agent of Alachua FWD, LLC, owner of the property to be annexed, has authorized the execution of a petition requesting that the City limits of the City of Alachua, Florida, be extended to include their land; and,

**WHEREAS**, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been published once each week for two consecutive weeks in the Alachua County Today newspaper, meeting the requirements of advertising in Florida Statute 171.044; and,

**WHEREAS**, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been delivered by certified mail to the Board of County Commissioners of Alachua County, Florida no fewer than 10 days prior to the publishing of the first required notice of annexation meeting the requirements of notice in Florida Statute 171.044; and,

**WHEREAS**, the City Commission of the City of Alachua, Florida finds that the real property is contiguous to the existing corporate limits of the City, and is reasonably compact, and does not create an enclave, and meets the requirements for voluntary annexation as established in Florida Statute 171.044;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.**

**Section 1. Extending the Corporate Limits of the City of Alachua, Florida to Include Certain Lands Lying Contiguous to the Existing Corporate Limits of the City**

**A. Legal Description (Tax Parcel 03909-000-000; 03910-002-000).**

The corporate limits of the City of Alachua, Florida are hereby amended to include lands described in the legal description attached to this ordinance and identified as "Exhibit A."

**B. Map.**

A location map – including the amended municipal boundary of the City of Alachua, Florida – is hereby attached to this ordinance and identified as "Exhibit B."

DRAFT

**Section 2. Providing that All Existing Laws, Ordinances, Rules and Regulations Shall Apply**

All laws, ordinances, rules and regulations of the City of Alachua, Florida of general application throughout the existing boundaries and corporate limits shall apply through the boundaries and corporate limits of said City as extended by this Ordinance.

**Section 3. Official Zoning Atlas**

Until the City of Alachua, Florida shall exercise its zoning power over the territories annexed, all of the current zoning regulations and maps heretofore adopted by the Board of County Commissioners of Alachua County, Florida shall continue in full force and effect throughout the territory annexed, and shall be enforced by the City of Alachua.

**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 18th day of May, 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:**

_____
Rodolfo Valladares, City Manager/Clerk

**APPROVED AS TO FORM**

_____
Scott Walker, City Attorney

DRAFT

**EXHIBIT A**

**Legal Description of Tax Parcel 03909-000-000; 03910-002-000;**

Commence 220 feet South of the Northwest corner of the Northeast corner (NE ¼) of the Northeast quarter (NE ¼) of Section 22, Township 8 South, Range 18 East, Alachua County, Florida, as the Point of Beginning; thence run East 450 feet, South 420 feet, East 375 feet, North 640 feet, East to the East Section line of Section 22, Township 8 South, Range 18 East; thence run South to the Southeast corner of the Northeast quarter (NE ¼); thence run West to the Southwest NE ¼ of the NE ¼; thence run North 1105 feet more of less to the Point of Beginning;

LESS the rights of way of State Road 235 and State Road 241;

LESS the West 115 feet of the East 370 feet of the North 125 feet per O.R. Book 109, Page 426;

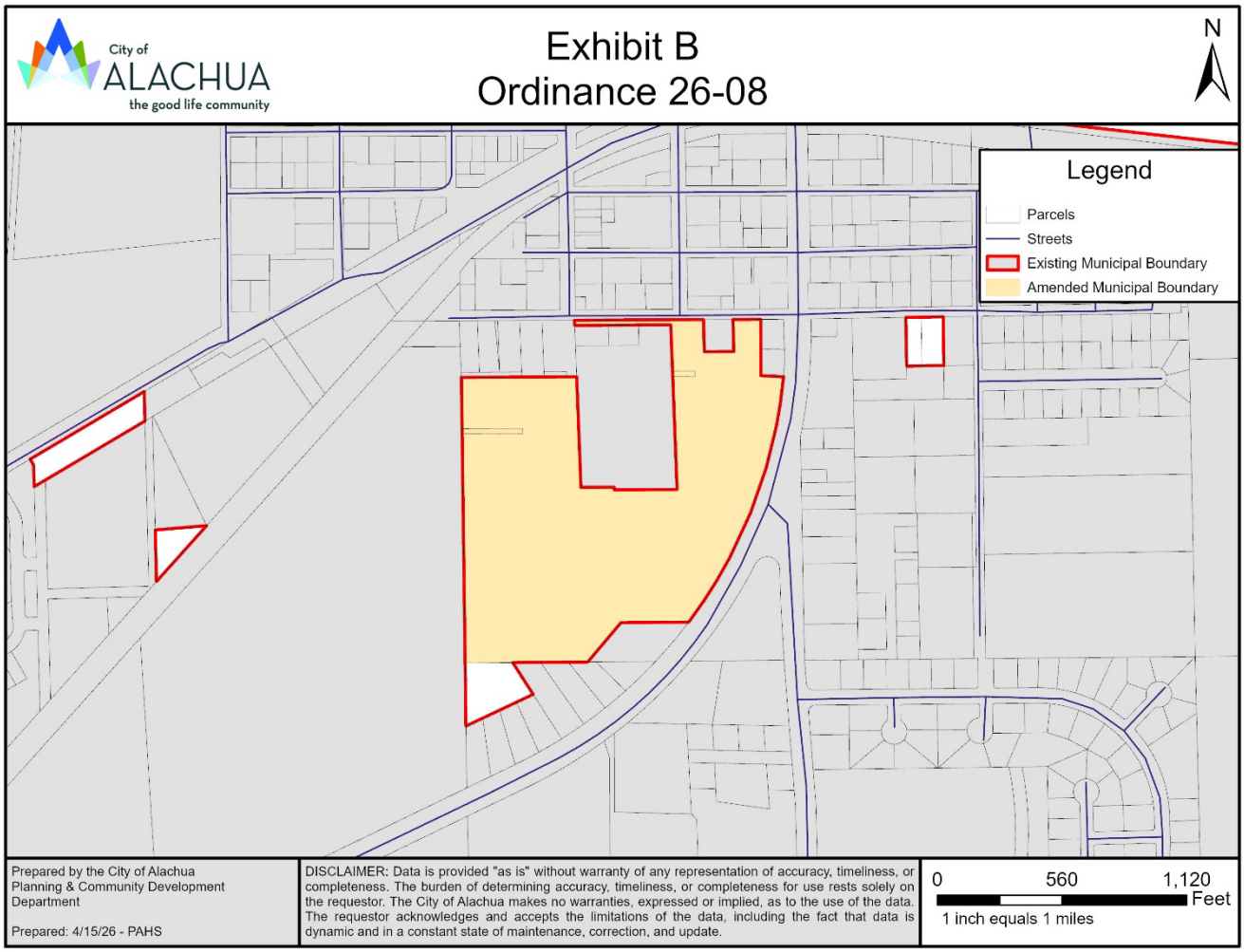
LESS Commence at the intersection of the South line of the Northeast quarter (NE ¼) of the Northeast quarter (NE ¼) and the West right-of-way of State Road 235; thence West 265 feet; thence Southwesterly along the said right-of-way to the Point of Beginning;

LESS the parcel lying West of State Road 241 and easterly of State Road 235 per OR Book 1320, Page 750;

LESS the West 110 feet of the East 140 feet of the South 200 feet of the North 220 feet.

DRAFT

**EXHIBIT B**

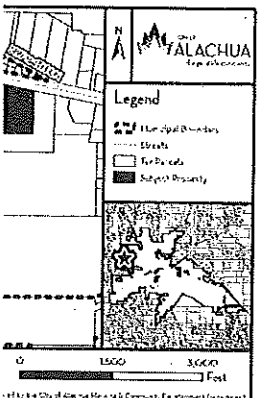

City of ALACHUA
the good life community
Exhibit B
Ordinance 26-08
N
Legend
Parcels
Streets
Existing Municipal Boundary
Amended Municipal Boundary
Prepared by the City of Alachua
Planning & Community Development
Department
Prepared: 4/15/26 - PAHS
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
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g on June 8, 2026, at 6:00 p.m.
James A. Lewis Commission
l 15100 NW 142nd Terrace,
following ordinance as titled:

e 26-10

E CITY OF ALACHUA,
O THE AMENDMENT
ONING ATLAS FROM
MERCIAL ("CC"),
SIVE ("CI"), AND
T–RESIDENTIAL("PD-
IED DEVELOPMENT –
IM") ON A ± 182-ACRE
ENERALLY LOCATED
AY 441; TAX PARCELS
4; 03042-050-005; 03042-
046-003-000; 03046-003-
003-004; 03046-003-005;
)-001; 03875-010-002;
ANCES IN CONFLICT;
ITY; AND PROVIDING




d parties may appear and be
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rials are available for public
Community Development
errace, Alachua, Florida, on
he hours of 7:30 a.m. to 6:00
plication may be sent to the
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, FL, 32616. Notice is given
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ublic hearing, you will need
that, for such purpose, you
record of the proceedings is
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with a disability requiring
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at (386) 418-6100 x 1501 at
earing.

Today - May 28, 2026)

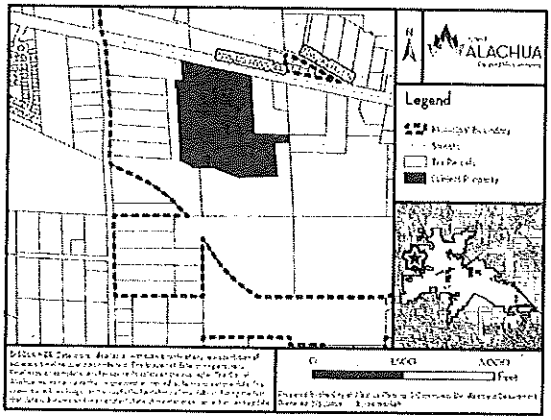
City of
ALACHUA

# PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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**Ordinance 26-09**

**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 ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); 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 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. 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 - May 28, 2026)

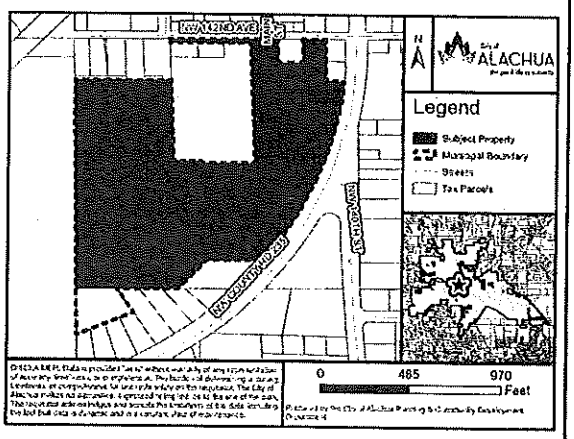
City of
ALACHUA

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(Published: Alachua County Today - May 21, 2026 and May 28, 2026)

representatives from the project design team began communicating with City of Newberry staff and the Suwannee River Water Management District in late February regarding utilities, traffic and stormwater management infrastructure associated with the project.

But the district also directly challenged assertions made by Marden (9)(a)), the city's approval is not required for the placement of temporary school buildings," the district said. The district also stated that a traffic study referenced by Marden was not required.

Marden responded publicly after the district issued its statement, saying the issue was not centered on whether the school district could place temporary facilities on school property.

"We have not asked anything of ACPS/SBAC for anything we wouldn't have asked someone else or another entity for," Marden wrote in a public response. "I understand schools have some governmental latitude."

Marden argued that that the city is seeking engineering and technical documentation similar to what would be required for other projects.

"The issue is not what they are allowed to do on the school board property," Marden wrote. "The issue is when they connect to the roads, water, sewer, and power. That's it."

"All of that needs to be engineered, surveyed and documented," he added. "We can't just take their word for it. That's not how things work."

Marden also disputed any suggestion that the city had delayed raising concerns.

"It should also be noted, it's not as if ACPS was planning this years ago and we had all the time in


ing Services

terprises Inc.

• Stump Grinding

ackhoe Service

c@gmail.com

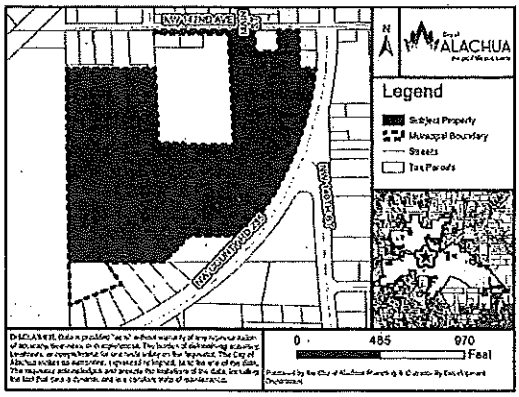

# City of ALACHUA

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(Published: Alachua County Today - May 21, 2026 and May 28, 2026)

# ity of LACHUA

## OF BOARD ANCY

ently accepting applications for ade on the following Board:

ard: The Planning and Zoning e voting members and a non- esentative. The PZB provides City Commission on various such as comprehensive plan l subdivisions, and reviews and l development applications as Land Development Regulations. d by the City Commission to ies and guiding action affecting ncluding amendments to Land special studies, and other ly development.

ident of the City of Alachua. eld at 6:00 p.m. on the second h in the James A. Lewis in City Hall.

d in person at City Hall, located e, on any regular business day between the hours of 7:30 a.m. ig the City's website at www. ed applications must be received unity Development Department n **Thursday, May 28, 2026.** ted in person at City Hall or by : City of Alachua, Planning and epartment, P.O. Box 9, Alachua, e directed to the Planning and epartment at (386) 418-6121.

hua County Today - nd May 21, 2026)

CITY OF ARCHER

# REQUEST FOR QUALIFICATIONS AND FINANCING PROPOSALS

## DEBT REDUCTION AND CONSOLIDATION LOAN / FINANCING

| | |
|---|---|
| **RFQ No.:** | 2026-5 |
| **Issue Date:** | May 14, 2026 |
| **Submittal Deadline:** | June 15, 2026 at 2:00 p.m. local time |
| **Evaluation Period:** | Fifteen (15) calendar days after public opening |
| **Estimated Financing Amount:** | Approximately $1,500,000 |
| **Requested Financing Term:** | Respondents shall provide options for 25-year, 30-year, and 40-year amortization/maturity |
| **Submittal Format:** | One (1) original, three (3) additional paper copies, and one (1) USB flash drive |

Submit sealed responses to:
City Manager
City of Archer
16870 SW 134th Avenue | P.O. Box 39
Archer, Florida 32618
Phone: (352) 495-2880

**Clearly mark sealed packages:**
**"RFQ - Debt Reduction and Consolidation Financing"**

This solicitation is subject to final review and approval by the City Attorney, bond counsel or special financing counsel if retained, and the City Commission. This RFQ does not authorize indebtedness and does not bind the City to award or close any financing.

(Published: Alachua County Today - May 21, 2026)



Parker A. H. Stevens
Planner
Planning and Community Development Department

Parker A. H. Stevens is a 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. Stevens holds a bachelor's degree in Sociology and a bachelor's degree in Social Sciences, Interdisciplinary, with a focus on Urban Studies from Florida State University, and is working on his master's degree in Urban and Regional Planning from Florida State University.

## EDUCATION

**Florida State University**
Bachelor of Science in Sociology
Graduated: May 2024

**Florida State University**
Master of Urban and Regional Planning
Graduated: May 2026

**Florida State University**
Bachelor of Science in Social Studies, Interdisciplinary, with a focus in Urban Studies.
Graduated: May 2024

## WORK EXPERIENCE

**City of Alachua, Florida** | Planner | Jan 2026-Present
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6123

**City of Monticello, Florida** | City Intern | May-Nov 2025
245 S Mulberry St, Monticello, Fl 32344 | (850) 342-0153

## CERTIFICATES AND OTHER SKILLS

**ArcGIS Pro** | Competent
**ArcGIS Desktop** | Competent
**Microsoft Office Certified** | Word PowerPoint | Excel
**Public Speaking** | Proficient

# Commission Agenda Item

**MEETING DATE:** June 8, 2026

**SUBJECT:** Ordinance 26-09: 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 ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (tax parcel 03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Legislative Hearing; Adoption Hearing).

**PREPARED BY:** Carson Crockett

**RECOMMENDED ACTION:**

Staff recommends that the City Commission find the small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and adopt Ordinance 29-09 upon first and final reading pursuant to Chapter 163.3187, Florida Statutes.

Recommended Motion: *I move that, based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and adopt Ordinance 29-09 upon first and final reading pursuant to Chapter 163.3187, Florida Statutes.*

## Summary

This application is a request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of JTFA LLC (Property Owner) 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 Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-

004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)).

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 Planned Development – Residential (PD-R) and Community Commercial (CC) to PD-R and Planned Development – Commercial (PD-COMM).

**Existing Future Land Use Map Designations**

Policy 1.2.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Low Density Residential land use category which acts as "a transition between rural residential/agricultural areas and the urban areas within the City." Development is limited to one dwelling unit per acre and is typically comprised of single-family detached dwelling units.

The Moderate Density Residential land use category is established by Policy 1.2.b of the City of Alachua Comprehensive Plan, Future Land Use Element. Development is limited to four dwelling units per acre and is primarily comprised of single-family detached dwelling units; however, townhomes and duplexes are also permitted uses.

Policy 1.3.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Community Commercial land use category, which is established to "provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock." Typical uses are primarily commercial in nature; however, limited residential uses are permitted. Development is limited to a floor area ratio of 0.6 for parcels 5-acres or greater in size and 15 dwelling units per acre.

**Proposed Future Land Use Map Designations**

The proposed amendment would retain some Moderate Density Residential and Community Commercial land use categories on the subject property. The remaining portion would be amended to the Commercial land use category, which is established by Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element.

The Commercial land use category provides "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." Typical uses are primarily commercial in nature, including regional commercial uses and auto-oriented uses; however, limited residential uses are permitted. Development is limited to a floor area ratio of 0.6 for parcels 5-acres or greater in size and 15 dwelling units per acre.

On April 21, 2026, the Planning & Zoning Board, sitting as the Local Planning Agency, voted to transmit the application to the City Commission with a recommendation to approve.

On May 4, 2026, the City Commission deferred the hearing of Ordinance 26-09 to a date certain

of June 8, 2026.

## FINANCIAL IMPACT

N/A

## ADDITIONAL FINANCIAL INFORMATION

N/A

## COMMISSION GOALS

## ATTACHMENTS

1. Ordinance 26-09
2. Staff Report
3. Application Materials
4. Written Public Comment Thru 2026_06_02
5. Public Notice Materials
6. Carson J. Crockett, AICP - Resume on File

# ORDINANCE 26-09

**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 ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, an application for a small-scale Comprehensive Plan amendment to the City of Alachua Comprehensive Plan Future Land Use Map as further described herein has been filed with the City (the "Amendment") by eda consultants, inc. ("Agent") and NV5, Inc. ("Agent") (together as the "Applicant") on behalf of JTFA LLC (the "Property Owner"); and,

**WHEREAS**, a duly advertised public hearing was conducted on the proposed Amendment on April 21, 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**, Chapter 163.3187, Florida Statutes, establishes the process for adoption of small-scale comprehensive plan amendments, including that small-scale development amendments adopted pursuant to Chapter 163.3187, Florida Statutes, require only one public hearing before the governing board; and,

**WHEREAS**, pursuant to Chapter 163.3187(2), Florida Statutes, the City Commission held a duly advertised public hearing on June 8, 2026, on the proposed Amendment (the "Adoption Hearing") and provided for and received public participation; and,

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

**WHEREAS**, the City Commission has determined and found said application for the Amendment to be in compliance, as defined in Chapter 163.3184(1)(b), Florida Statutes; and,

**WHEREAS**, the City Commission has determined and found said Amendment to be supported by and based upon relevant and appropriate data and analysis taken from professionally accepted sources and available at the time of adoption of the Amendment; and,

**WHEREAS**, for reasons set forth in this ordinance that is hereby adopted and incorporated 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 are incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan and in compliance.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

**Section 2. Comprehensive Plan Future Land Use Map Amended**

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Low Density Residential (± 20.32-acres), Moderate Density Residential (± 19.36-acres), and Community Commercial (± 7.00-acres) to Moderate Density Residential (± 6.37-acres), Community Commercial (± 10.20-acres), and Commercial (± 30.11-acres) on a ± 46.68-acre subject property, consisting of Tax Parcel Numbers 03042-050-004; 03042-050-005 (portion thereof), and 03045-003-000 (portion thereof), in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto.

**Section 3. Ordinance to be Construed Liberally**

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City 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. The effective date of this 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. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this Amendment has become effective.

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

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

_____
Walter Welch, Mayor
**SEAL**

**ATTEST:**

_____
Rodolfo Valladares, City Manager/Clerk

**APPROVED AS TO FORM**

_____
Scott Walker, City Attorney

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Moderate Density Residential Land Use Area

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2262.99 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 198.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°48'45" WEST, A DISTANCE OF 488.75 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 86°48'45" EAST, A DISTANCE OF 562.69 FEET; THENCE NORTH 04°14'37" WEST, A DISTANCE OF 550.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.37 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION**

Community Commercial Future Land Use Area

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 95.62 FEET; THENCE SOUTH 02°45'20" WEST, A DISTANCE OF 162.15 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 995.87 FEET; THENCE SOUTH 83°45'07" EAST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 261.08 FEET; THENCE NORTH 86°48'45" EAST, A DISTANCE OF 786.95 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 42.01 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NONTANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.20 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION**

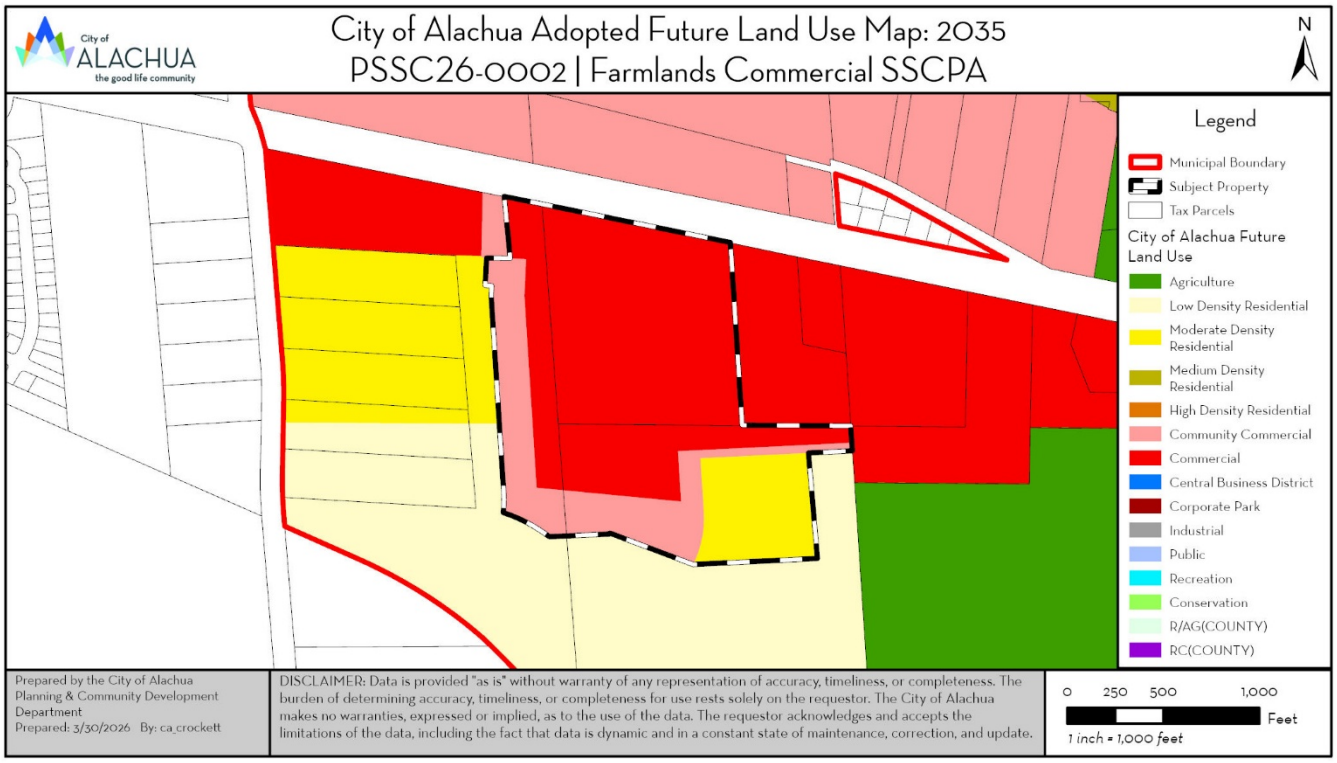
Commercial Future Land Use Area

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1049.43 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 87.70 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 786.95 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 261.08 FEET; THENCE NORTH 83°45'07" WEST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 995.87 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 162.15 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 95.62 FEET; THENCE NORTH 04°44'37" WEST, A DISTANCE OF 319.56 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 30.11 ACRES, MORE OR LESS.

**EXHIBIT "B"**


City of ALACHUA the good life community
City of Alachua Adopted Future Land Use Map: 2035
PSSC26-0002 | Farmlands Commercial SSCPA
N
Legend
Municipal Boundary
Subject Property
Tax Parcels
City of Alachua Future Land Use
Agriculture
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Community Commercial
Commercial
Central Business District
Corporate Park
Industrial
Public
Recreation
Conservation
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 3/30/2026 By: ca_crockett
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
0 250 500 1,000
Feet
1 inch = 1,000 feet

# City of Alachua
## Planning & Community Development Department
## Staff Report

**Planning & Zoning Board Hearing Date:** April 21, 2026
**Legislative Hearing** **Application #: PSSC26-0001**

| | |
|---|---|
| **SUBJECT:** | A request to amend the City of Alachua Comprehensive Plan Future Land Use Map designation from Low Density Residential (± 20.32-acres), Moderate Density Residential (± 19.36-acres), and Community Commercial (± 7.00-acres) to Moderate Density Residential (± 6.37-acres), Community Commercial (± 10.20-acres), and Commercial (± 30.11-acres) on the subject property. |
| **APPLICANT/AGENT:** | eda consultants, inc.<br>NV5, Inc. |
| **PROPERTY OWNER:** | JTFA LLC |
| **LOCATION:** | Generally located at 16650 NW US Highway 441. |
| **PARCEL ID NUMBER:** | 03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof) |
| **FLUM DESIGNATION:** | Low Density Residential; Moderate Density Residential; Community Commercial |
| **ZONING:** | Planned Development – Residential (PD-R); Community Commercial (CC) |
| **OVERLAY:** | N/A |
| **ACREAGE:** | ± 46.68 |
| **PROJECT PLANNER:** | Carson J. Crockett, AICP |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board find the small-scale Comprehensive Plan amendment for JTFA LLC 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 presentation before this Board and Staff's recommendation, this Board finds the application for a small-scale Comprehensive Plan amendment for JTFA LLC 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 eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of JTFA LLC (Property Owner) 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 Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)).

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 Planned Development – Residential (PD-R) and Community Commercial (CC) to PD-R and Planned Development – Commercial (PD-COMM).

## Existing Future Land Use Map Designations

Policy 1.2.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Low Density Residential land use category which acts as "a transition between rural residential/agricultural areas and the urban areas within the City." Development is limited to one dwelling unit per acre and is typically comprised of single-family detached dwelling units.

The Moderate Density Residential land use category is established by Policy 1.2.b of the City of Alachua Comprehensive Plan, Future Land Use Element. Development is limited to four dwelling units per acre and is primarily comprised of single-family detached dwelling units; however, townhomes and duplexes are also permitted uses.

Policy 1.3.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Community Commercial land use category, which is established to "provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock." Typical uses are primarily commercial in nature; however, limited residential uses are permitted. Development is limited to a floor area ratio of 0.6 for parcels 5-acres or greater in size and 15 dwelling units per acre.

**Table 1. Summary of Existing FLUM Designations**

| Summary of Existing FLUM Designations | |
|---|---|
| FLUM Designation: | Low Density Residential; Moderate Density Residential; Community Commercial |

**Table 1. Summary of Existing FLUM Designations (Continued)**

| | | |
|---|---|---|
| Max Gross Density: | Low Density Residential | 20 dwelling units (1 DUA) |
| | Moderate Density Residential | 77 dwelling units (4 DUA) |
| | Community Commercial | 105 dwelling units (15 DUA*) |
| | **TOTAL** | 202 dwelling units (± 4.33 DUA) |
| Max Floor Area: | Low Density Residential | N/A |
| | Moderate Density Residential | N/A |
| | Community Commercial | ± 182,952 square feet (0.60 FAR*) |
| | **TOTAL** | ± 182,952 square feet (0.09 FAR) |
| Typical Uses:<br><br>(For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element) | Low Density Residential | ▪ Single family detached dwelling units;<br>▪ Accessory dwelling units;<br>▪ Manufactured or modular homes meeting certain design criteria;<br>▪ Residential Planned Developments; and,<br>▪ Supporting community services. |
| | Moderate Density Residential | ▪ Single family detached dwelling units;<br>▪ Accessory dwelling units;<br>▪ Manufactured or modular homes meeting certain design criteria;<br>▪ Mobile homes only within mobile home parks;<br>▪ Duplexes and quadplexes;<br>▪ Townhomes;<br>▪ Residential Planned Developments; and,<br>▪ Supporting community services. |
| | Community Commercial | ▪ Neighborhood commercial establishments;<br>▪ Residential/offices and live-work units;<br>▪ Personal services;<br>▪ Financial institutions;<br>▪ Retail sales and services that serve the community;<br>▪ Eating establishments;<br>▪ Indoor recreation/entertainment;<br>▪ Single-family and multi-family above first floor commercial uses;<br>▪ Visitor accommodations;<br>▪ Supporting community services;<br>▪ Traditional Neighborhood Planned Developments;<br>▪ Single family attached units;<br>▪ Apartments and townhomes; and,<br>▪ Duplexes and quadplexes. |
| *Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential. | | |

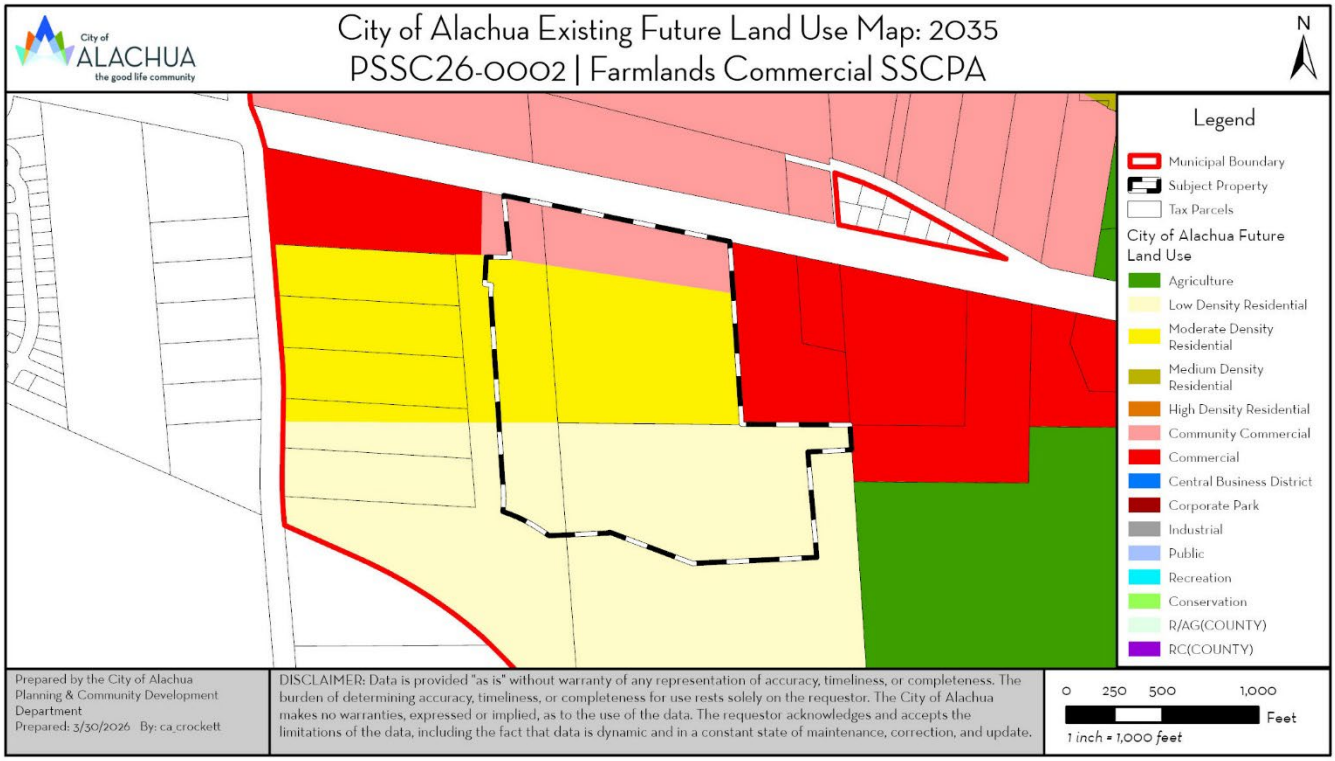



**Figure 1. Existing Future Land Use Map with Subject Property**

## Proposed Future Land Use Map Designations

The proposed amendment would retain some Moderate Density Residential and Community Commercial land use categories on the subject property. The remaining portion would be amended to the Commercial land use category, which is established by Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element.

The Commercial land use category provides "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." Typical uses are primarily commercial in nature, including regional commercial uses and auto-oriented uses; however, limited residential uses are permitted. Development is limited to a floor area ratio of 0.6 for parcels 5-acres or greater in size and 15 dwelling units per acre.

**Table 2. Summary of Proposed FLUM Designations**

| Summary of Proposed FLUM Designations | |
|---|---|
| FLUM Designation: | Moderate Density Residential; Community Commercial; Commercial |

**Table 2. Summary of Proposed FLUM Designations (Continued)**

| | | |
|---|---|---|
| Max Gross Density: | Moderate Density Residential | 25 dwelling units (4 DUA) |
| | Community Commercial | 153 dwelling units (15 DUA*) |
| | Commercial | 451 dwelling units (15 DUA) |
| | **TOTAL** | 629 dwelling units (± 13.47 DUA) |
| Max Floor Area: | Moderate Density Residential | N/A |
| | Community Commercial | ± 266,587 square feet (0.60 FAR*) |
| | Commercial | ± 786,955 square feet (0.60 FAR*) |
| | **TOTAL** | ± 1,053,542 square feet (0.52 FAR) |
| Typical Uses:<br><br>(For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element) | Moderate Density Residential | ▪ Single family detached dwelling units;<br>▪ Accessory dwelling units;<br>▪ Manufactured or modular homes meeting certain design criteria;<br>▪ Mobile homes only within mobile home parks;<br>▪ Duplexes and quadplexes;<br>▪ Townhomes;<br>▪ Residential Planned Developments; and,<br>▪ Supporting community services. |
| | Community Commercial | ▪ Neighborhood commercial establishments;<br>▪ Residential/offices and live-work units;<br>▪ Personal services;<br>▪ Financial institutions;<br>▪ Retail sales and services that serve the community;<br>▪ Eating establishments;<br>▪ Indoor recreation/entertainment;<br>▪ Single-family and multi-family above first floor commercial uses;<br>▪ Visitor accommodations;<br>▪ Supporting community services;<br>▪ Traditional Neighborhood Planned Developments;<br>▪ Single family attached units;<br>▪ Apartments and townhomes; and,<br>▪ Duplexes and quadplexes. |
| | Commercial | ▪ Retail sales and services;<br>▪ Personal services;<br>▪ Financial institutions;<br>▪ Recreation and entertainment;<br>▪ Tourist-related uses;<br>▪ Visitor accommodations;<br>▪ Commercial shopping centers;<br>▪ Auto-oriented uses;<br>▪ Traditional Neighborhood Planned Developments;<br>▪ Employment Center Planned Developments;<br>▪ Commercial recreation centers;<br>▪ Office/business parks;<br>▪ Limited industrial services; |

Table 2. Summary of Proposed FLUM Designations (Continued)

| | | |
|---|---|---|
| | | ▪ Eating establishments;<br>▪ Single family attached units;<br>▪ Apartments and townhomes;<br>▪ Duplexes and quadplexes;<br>▪ Single-family and multi-family residential above first floor commercial uses;<br>▪ Convention centers; and,<br>▪ Supporting community services. |
| *Net Increase/ Decrease* | *+ 427 dwelling units*<br>*+ 870,590 square feet non-residential floor area* | |
| *Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential. | | |

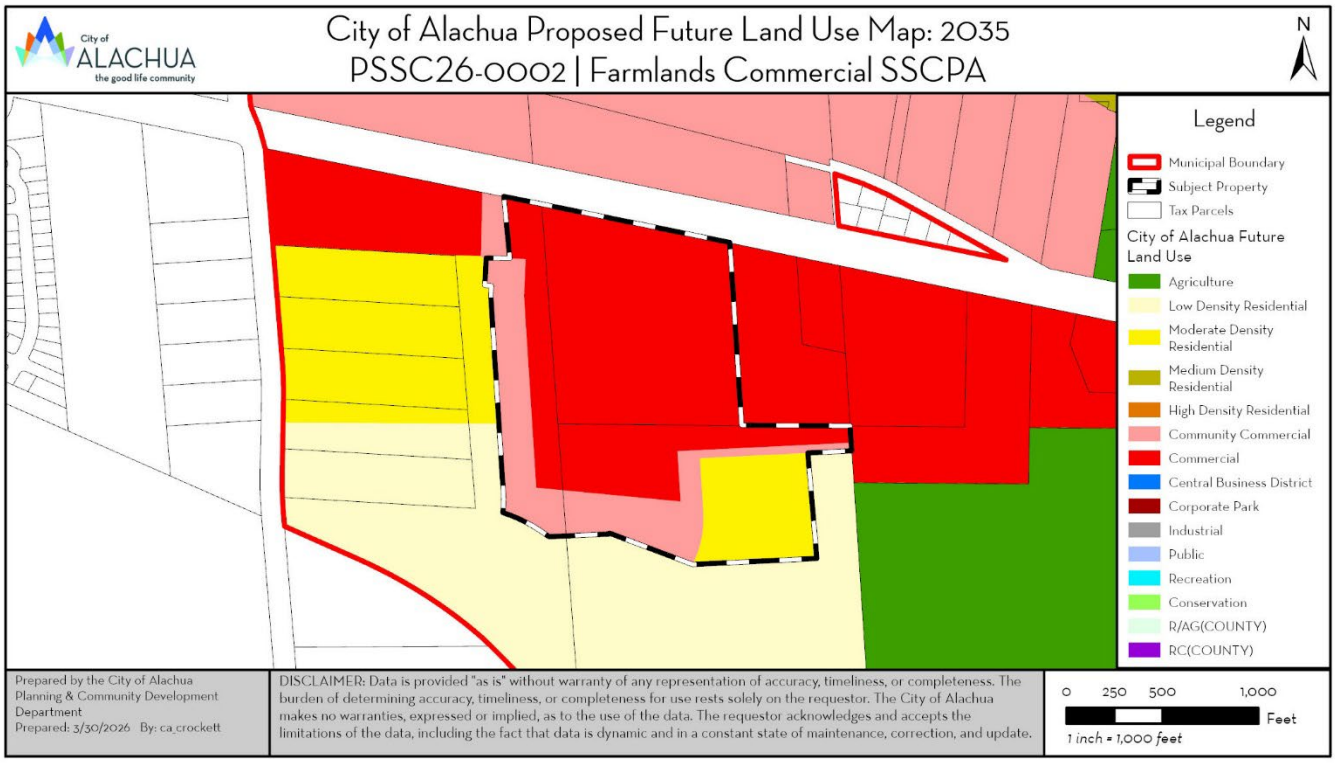



Figure 2. Proposed Future Land Use Map with Subject Property

## EXISTING USES

The subject property is undeveloped and has been historically used for silviculture; however, the subject property is part of a previously approved PD-R.

## SURROUNDING USES

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

**Table 3. Surrounding Land Uses**

| Direction | Existing Use(s) | FLUM Designation(s) | Zoning District(s) |
|---|---|---|---|
| North | Agriculture, Vacant Commercial | Community Commercial | Planned Development – Commercial (PD-COMM) |
| South | Silviculture, Vacant Residential | Low Density Residential | Planned Development – Residential (PD-R) |
| East | Agriculture, Repair and Servicing | Agriculture, Commercial | Agricultural (A); Commercial Intensive (CI) |
| West | Silviculture, Vacant Residential, Vacant Commercial | Low Density Residential, Moderate Density Residential, Commercial | Planned Development – Residential (PD-R); Commercial Intensive (CI) |

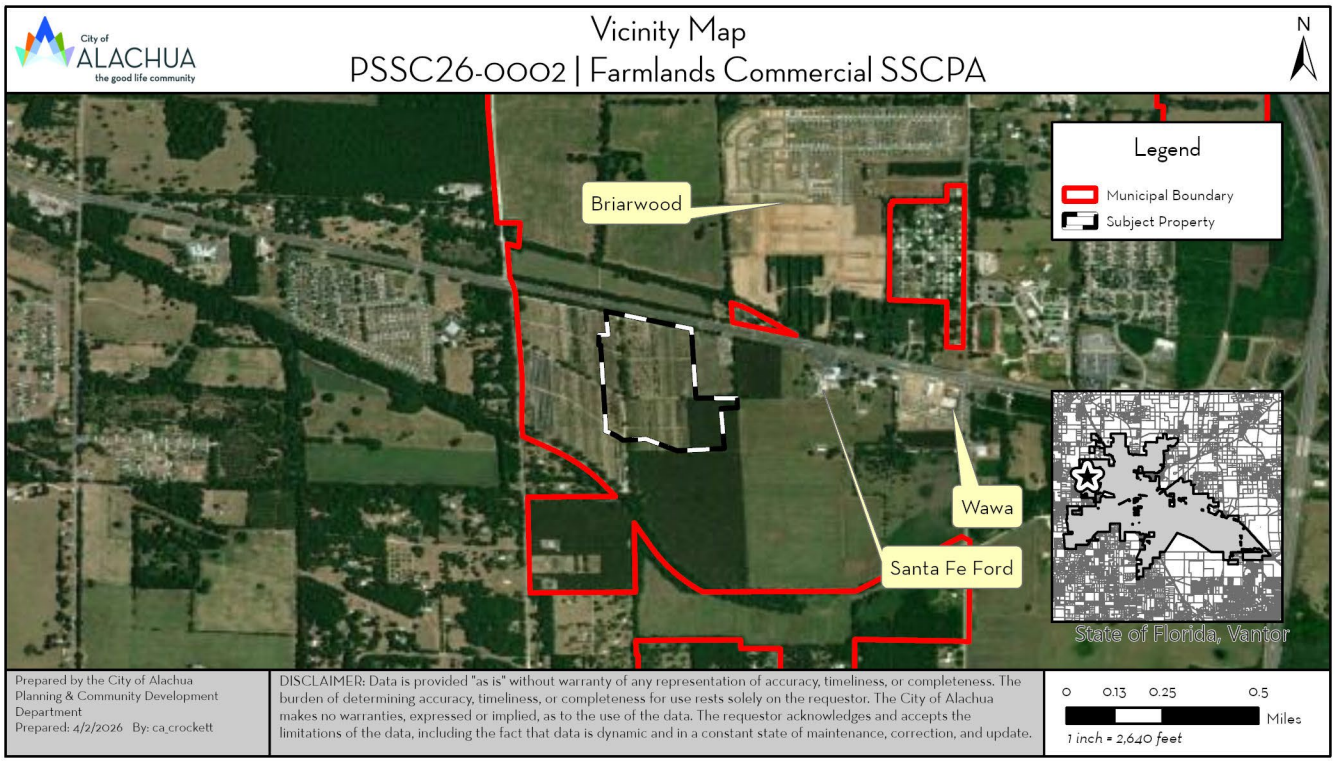



**Figure 3. Vicinity Map**

## NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are not required for small-scale Comprehensive Plan amendment applications; however, two neighborhood meetings were held regarding the companion site-specific amendment to the Official Zoning Atlas.

A neighborhood meeting was held on September 24, 2025, and October 22, 2025, at Legacy Park. As required by Section 2.2.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meetings were attended by 16 members of the public in total.

Neighborhood meeting summaries submitted by the Applicant are available in the application materials.

## NEEDS ANALYSIS

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

The population of the City of Alachua is currently an estimated 11,296 persons, according to the University of Florida Bureau of Economic and Business Research. The City's Comprehensive Plan has established a population projection of 17,464 persons by the year 2035. The Applicant did provide an analysis demonstrating that the proposed amendment would not adversely impact the amount of land needed for a minimum 10-year planning period.

The Applicant submitted a needs analysis, which is included in the application materials. The Applicant contends the "developed nature and urban character of the US 441 corridor within the City of Alachua indicates this area is continuing its urbanizing form and there is a need for additional commercial and residential options in the City and for residents in the context area and proximate cities of High Springs and Newberry."

# URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

**Evaluation & Findings**: The proposed amendment includes multiple future land use categories that range in density and intensity and range in allowable uses, providing for a mix of allowable uses on the subject property.

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

**Evaluation & Findings**: The subject property is already designated with urban and urban-transitional future land use categories and is adjacent to other urban land use categories.

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

**Evaluation & Findings**: The proposed amendment is consistent with surrounding future land use categories, ensuring isolated and radial development patterns do not occur. The proposed Commercial land use area reduces the existing potential of strip or ribbon patterns by better incorporating the area into the adjacent Moderate Density Residential and Low Density Residential land use areas with a transitionary Community Commercial land use area.

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

**Evaluation & Findings**: No environmentally sensitive features are known to exist on the subject property. The subject property is located in an identified area of high aquifer recharge potential. The Applicant has provided a preliminary geotechnical evaluation to demonstrate the general suitability of the site for the proposed land use categories. Further, detailed evaluation will be required as part of the review of any final development order. This will allow the detailed evaluation to be tailored to the specific type of development in question at time of review.

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

**Evaluation & Findings**: The subject property is adjacent to active silviculture activities; however, both the subject property and adjacent property are already designated with urban and urban-transitional future land use categories. The Applicant contends that the silviculture activities will be relocated by the property owner to another property in the general region.

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

**Evaluation & Findings**: The subject property exists within the City of Alachua's Community Potable Water Service Area and Community Wastewater Service Area and any development will be required to connect to the respective public facilities as required by the Comprehensive Plan. Connections to public facilities will be the responsibility of the developer of the subject property at time of development.

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

**Evaluation & Findings**: The subject property exists within the City of Alachua's Community Potable Water Service Area and Community Wastewater Service Area and any development will be required to connect to the respective public facilities as required by the Comprehensive Plan. Connections to public facilities will be the responsibility of the developer of the subject property at time of development. Additionally, the subject property exists within the Alachua West Water Distribution Infrastructure Improvement Area.

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

**Evaluation & Findings**: The subject property already has urban future land use categories on the site, which are of lower density and intensity. The proposed amendment, increasing density and intensity, would actually be anticipated to decrease the cost in time, money, and energy of public facility and service provision and maintenance as more users in a concentrated area means less cost to furnish facilities and services per user.

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

**Evaluation & Findings**: The proposed amendment maintains a transition of the most intense land use category of Commercial along US Highway 441, stepping down in intensity to Community Commercial and Moderate Density Residential on the subject property. The proposed Moderate Density Residential category also abuts Low Density Residential on the property adjacent to the south. Policy 1.2.a of the Comprehensive Plan, Future Land Use Element describes Low Density Residential as "a transition between rural residential / agricultural areas and the urban areas within the City." As such, the proposed amendment establishes a logical development pattern and maintains a clear separation between rural and urban uses.

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

**Evaluation & Findings**: Typical developments in the Commercial land use category would not be development well-suited for infill development as larger scale, regionally facing, and highway-oriented uses are permitted in the Commercial land use category. As such, the proposed amendment including a Commercial land use area would not discourage or inhibit infill development elsewhere in existing neighborhoods and communities where larger scale, regionally facing, and highway-oriented uses are not appropriate.

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

**Evaluation & Findings**: The Commercial and Community Commercial land use categories are mixed-use land use categories and permit for a wide array of regionally and locally facing non-residential uses with a limited amount of residential uses. The Moderate Density Residential portion augments the limited amount of residential uses permitted in the Commercial and Community Commercial land use areas, resulting in a functional mix of permitted uses across the subject property.

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

**Evaluation & Findings**: The proposed amendment is generally linked with related land uses. The Commercial land use category is located along US Highway 441 and connects two existing Commercial land use areas. The Community Commercial land use category is located as a transitionary category as established by Policy 1.3.a of the Comprehensive Plan, Future Land Use Element. "The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories." The Moderate Density Residential land use category is located adjacent to existing residential land use areas. Ultimately, the proposed amendment results in a logical development pattern that will encourage accessibility between the related land uses, including a functional mix of residential and non-residential uses.

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

**Evaluation & Findings**: The subject property is in private ownership, is not open to the public, and does not serve as functional open space.

## Urban Form Criteria

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

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

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

**Evaluation & Findings**: No environmentally sensitive features are known to exist on the subject property. The subject property is located in an identified area of high aquifer recharge potential. The Applicant has provided a preliminary geotechnical evaluation to demonstrate the general suitability of the site for the proposed land use categories. Further, detailed evaluation will be required as part of the review of any final development order. This will allow the detailed evaluation to be tailored to the specific type of development in question at time of review.

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

**Evaluation & Findings**: The subject property already has urban future land use categories on the site, which are of lower density and intensity. The proposed amendment, increasing density and intensity, would actually be anticipated to decrease the cost in time, money, and energy of public facility and service provision and maintenance as more users in a concentrated area means less cost to furnish facilities and services per user.

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

**Evaluation & Findings**: The Commercial and Community Commercial land use categories are mixed-use land use categories and permit for a wide array of regionally and locally facing non-residential uses with a limited amount of residential uses. The Moderate Density Residential portion augments the limited amount of residential uses permitted in the Commercial and Community Commercial land use areas, permitting a wide range of housing types.

The City recognizes that mixed-use development reduces transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. Ultimately, the proposed amendment results in a logical development pattern that will encourage accessibility between the related land uses, including a functional mix of residential and non-residential uses.

(IV) Promotes conservation of water and energy.

**Evaluation & Findings**: The City recognizes that mixed-use development reduces transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. The Applicant further contends that a decrease in vehicle miles travelled (VMT) promotes energy conservation of both fossil fuels and electric power.

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

**Evaluation & Findings**: The Applicant contends that the silviculture activities conducted on site will be relocated by the property owner to another property in the general region. Staff notes that the Applicant's contention likely does not meet the burden of preserving agricultural areas and activities.

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

**Evaluation & Findings**: The subject property is in private ownership, is not open to the public, and does not serve as functional open space. Additionally, the subject property is not comprised of natural lands and is primarily comprised of silviculture operations. The proposed future land use categories all require open space as part of future development.

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

**Evaluation & Findings**: The Commercial and Community Commercial land use categories permit a wide array of non-residential land uses, including regionally facing and more locally facing uses, to meet the need of the residential population of the City of Alachua and context area.

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

**Evaluation & Findings**: The Applicant contends that the proposed amendment will discourage urban sprawl; however, the existing future land use categories were found not to constitute urban sprawl when adopted by Ordinance 22-06. Additionally, the proposed amendment does not provide for an innovative development pattern. As such, Staff notes this criterion is likely not met.

Staff notes six of the eight urban form criteria are met, and as such, the proposed amendment does not constitute urban sprawl as established by Florida Statute 163.3177(6)(a)9.b.

# 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**: The proposed land use categories would maintain a balance between residential and non-residential uses in the City and maintain a minimum number of lands for a 10-year planning period.

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

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

**Evaluation & Findings**: The proposed Moderate Density Residential land use category abuts a Community Commercial land use category and Low Density Residential land use category, acting as a step down in density and intensity between the non-residential and residential areas and maintaining an orderly and compatible pattern of development.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

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

**Evaluation & Findings**: The proposed Community Commercial land use category would act as a transition from the Commercial land use area to the residential land use areas, which is consistent with the purposes of the Community Commercial land use category and would maintain an orderly and compatible pattern of development.

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

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

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

**Evaluation & Findings**: The proposed Commercial land use category would be located along US Highway 441, where more intense and highway-oriented commercial uses are appropriate. The proposed Commercial land use category would abut an existing Commercial land use category to the east, and be abutted by Community Commercial as a transition to the west and south, maintaining and orderly and compatible pattern of development.

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

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

**Evaluation & Findings**: The proposed Commercial land use category would abut an existing Commercial land use category to the east, and be abutted by Community Commercial as a transition to the west and south, maintaining an orderly and compatible pattern of development. Although the Commercial and Community Commercial land use categories are proposed to extend into an existing residential future land use category, the property is undeveloped and not an existing residential neighborhood. As such, concerns with residential compatibility are minimal as (1) residential compatibility can be addressed at time of development review, ensuring proper landscaping and buffering, (2) the proposed commercial land use categories will not interfere with an existing residential area, and (3) the proposed Commercial land use category will be surrounded by a transitionary Community Commercial land use category.

A phase 1 traffic impact analysis has been submitted as part of this application and has demonstrated that proper consolidation of access points and right-of-way design will be taken into account at time of final design. A more detailed traffic analysis will be required as part of any development application. Pedestrian and bicycle facilities will be required to connect to adjacent properties at time of final design. Setbacks and buffers between residential and non-residential use areas will be required at time of final design.

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

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

**Evaluation & Findings**: The subject property is within the City's Corporate Corridor Activity Center. Highway-oriented and more intense commercial development is consistent with the objectives of economic development and is consistent with the surrounding development pattern, ensuring a coordinated future land use pattern.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.3177(6)(a)9.a. and b., Florida Statutes, respectively.

**Evaluation & Findings**: An urban sprawl analysis conducted by staff has been included in this report. Staff has found the proposed amendment to not constitute urban sprawl as defined in Chapter 163.317(6)(a)9., Florida Statutes.

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.

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to topography of the existing site. Only moderate limitations related to topography exist for commercial development in a limited portion of the site. No seepage slopes or potential sinkholes are known to exist on the subject property. All policies and regulations regarding the protection of natural topography will be enforced at time of development review. At this stage, the proposed land use categories are generally suitable for the subject property in relation to topography, karst-sensitive, and other geologic features. Any development application for the subject property will require additional geotechnical screening and evaluation.

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

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to the six soil types present on the subject property, which are all well or moderately well drained soils. As such, the proposed land use categories are generally suitable for the subject property in relation to soils.

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.

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. The subject property is within Flood Zone X; and as such, staff noted no concerns related to flood potential.

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.

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated or potential wetlands are known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to wetlands.

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**: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. The subject property is not identified by the Florida Natural Areas Inventory (FNAI) and not located near an Alachua County Strategic Ecosystem. As such, the proposed land use categories are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of development review.

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.

**Evaluation & Findings**: The subject property is located within the City's Community Potable Water Service Area and Community Wastewater Service Area. As such, any development of the subject property will be required to connect to City facilities at 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.

**Evaluation & Findings**: A phase 1 traffic impact analysis has been submitted as part of this application. Multiple improvements are recommended, and will be assessed in more detail at time of final design. The Applicant contends that while the maximum build-out scenario of the proposed future land use categories would result in an increase to trip generation, the companion rezoning application limits the maximum build-out scenario and would actually result in a net reduction in potential trip generation. Concurrency will be reevaluated at time of application for a final development order, at which time the Applicant must demonstrate that the level of service will not be exceeded, or potential fees or improvements will be required in accordance with Chapter 18 of the City's Code of Ordinances. An amendment to the Future Land Use Map inherently does not impact the level of service standard.

Objective 1.2: *Access Management*

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.

**Evaluation & Findings**: A phase 1 traffic impact analysis has been submitted as part of this application and has demonstrated that proper consolidation of access points and right-of-way design will be taken into account at time of final design. Access to US Highway 441 will be required to be in a consolidated manner that promotes safe and efficient travel at time of final design.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

**Evaluation & Findings**: The subject property is within 2,640 feet of a sidewalk on the same side of an arterial street, and as such, will be required to provide a sidewalk at time of development.

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

**Evaluation & Findings**: The proposed land use categories include a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling.

## 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 land use categories allow for a variety of housing types in a range of densities. The commercial land use categories also allow for housing stock in close proximity to commercial development in a mixed-use manner.

Policy 1.1.i: The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

**Evaluation & Findings**: The proposed Commercial and Community Commercial land use categories are mixed-use land use categories that accommodate mixed-use development with residential, commercial, and retail in close proximity to each other. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling.

## Community Facilities Element

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

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

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

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

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

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

**Evaluation & Findings**: The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map.

The Applicant submitted preliminary geotechnical analysis conducted by UES Professional Solutions, which was then reviewed by Kenneth Hill, P.E. of GSE Engineering & Consulting, Inc. on behalf of the City of Alachua. In reviewing the preliminary geotechnical analysis, Hill states that, "generally soil conditions are suitable for the development of commercial and residential projects." Hill does indicate that it is "prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design." As such, any development application for the subject property will require additional geotechnical screening and evaluation as recommended by Hill in their review of the preliminary geotechnical analysis.

At this stage, the proposed land use categories are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

## Conservation and Open Space Element

Objective 1.3: *Listed Species*

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

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

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

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

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. The subject property is not identified by the Florida Natural Areas Inventory (FNAI) and not located near an Alachua County Strategic Ecosystem. As such, the proposed land use categories are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of development review.

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 Commercial and Community Commercial land use categories are mixed-use land use categories that accommodate mixed-use development with residential, commercial, and retail in close proximity to each other. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling.

Objective 1.7: *Geological Resources*

The City shall identify, protect and conserve significant geological resources and their natural functions.

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. There are no potential sinkholes or other geologic features known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to geologic features.

Objective 1.10: *Wetlands*

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

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated or potential wetlands are known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to wetlands.

# ENVIRONMENTAL CONDITIONS ANALYSIS

## Wetlands

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

**Evaluation & Findings:** No potential or delineated wetlands are known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to wetlands. Should wetlands be discovered on the site, the Applicant must adhere to the applicable standards in the City's 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, no impacts are anticipated to any strategic ecosystem(s) identified within the ecological inventory report. As such, the proposed land use categories are generally suitable for the subject property in relation to strategic ecosystems.

## Regulated Plant & Animal Species

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

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

**Evaluation & Findings:** No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No parts of the subject property are identified as a priority area by the FNAI. As such, the proposed land use categories are generally suitable for the subject property in relation to regulated plant and animal species and habitat.

A listed species inventory will be required at time of development plan application to ensure final design is appropriate. Should a regulated plant or animal species be discovered, the Applicant must adhere to the applicable standards in the City's 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 six soil types found within the subject property, shown in Table 4.

**Table 4. Soil Types**

| Soil Type | Hydrologic Group | Drainage Class | Limitations | | % of Subject Property (may not total to 100% due to rounding) |
|---|---|---|---|---|---|
| | | | Dwellings Without Basements | Small Commercial Buildings | |
| Arredondo Fine Sand; 0-5% Slope | A | Well Drained | Slight | Slight | 45.01% |
| Fort Meade Fine Sand; 0-5% Slope | A | Well Drained | Slight | Slight | 43.35% |
| Kendrick Sand; 5-8% Slope | A | Well Drained | Slight | Moderate; Slope | 7.12% |
| Arredondo Fine Sand; 5-8% Slope | A | Well Drained | Slight | Moderate; Slope | 4.27% |
| Gainesville Loamy Sand; 5-8% Slope | A | Well Drained | Slight | Moderate; Slope | 0.21% |
| Millhopper Sand; 0-5% Slope | A | Moderately-Well Drained | Slight | Slight | 0.02% |

**Evaluation & Findings:** The six soils present on the subject property are well or moderately well-draining and are generally conducive to residential and commercial development. Only moderate limitations for commercial development exist, and those limitations are due to slope, not drainage. As such, the proposed land use categories are generally suitable for the subject property in relation to soils.

## Flood Potential

Panel 12001C0120D 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:** The subject property is located in Flood Zone X. As such, there are no concerns related to flood potential on the subject property.

## 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:** There are no potential sinkholes or other geologic features known to exist on the subject property. The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map.

The Applicant submitted preliminary geotechnical analysis conducted by UES Professional Solutions, which was then reviewed by Kenneth Hill, P.E. of GSE Engineering & Consulting, Inc. on behalf of the City of Alachua. In reviewing the preliminary geotechnical analysis, Hill states that, "generally soil conditions are suitable for the development of commercial and residential projects." The full letter is available for review in Exhibit "B" of this report. Hill does indicate that it is "prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design." As such, any development application for the subject property will require additional geotechnical screening and evaluation as recommended by Hill in their review of the preliminary geotechnical analysis.

At this stage, the proposed land use categories are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

## Wellfield Protection Zones

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

**Evaluation & Findings:** The subject property is not located within a wellfield protection zone. As such, the proposed land use categories are generally suitable for the subject property in relation 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 located in the City's Historic Overlay District and no structures identified as historic by the State of Florida or the Alachua County Historic Resources Inventory exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to historic structures or features.




**Figure 4. Environmental Resources Map**

# EXHIBIT "A"
# TO
# PSSC26-0001 | FARMLANDS COMMERCIAL
# SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
# STAFF REPORT

## DRAFT ORDINANCE 26-XX

# ORDINANCE 26-XX

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO HE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, an application for a small scale Comprehensive Plan amendment to the City of Alachua Comprehensive Plan Future Land Use Map as further described herein has been filed with the City (the "Amendment") by eda consultants, inc. ("Agent") and NV5, Inc. ("Agent") (together as the "Applicant") on behalf of JTFA LLC (the "Property Owner"); 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**, the City Commission has determined and found said application for the Amendment to be consistent with the City of Alachua Comprehensive Plan; and,

**WHEREAS**, for reasons set forth in this ordinance that is hereby adopted and incorporated 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 are 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.

DRAFT

**Section 2. Comprehensive Plan Future Land Use Map Amended**

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Low Density Residential (± 20.32-acres), Moderate Density Residential (± 19.36-acres), and Community Commercial (± 7.00-acres) to Moderate Density Residential (± 6.37-acres), Community Commercial (± 10.20-acres), and Commercial (± 30.11-acres) on a ± 46.68-acre subject property, consisting of Tax Parcel Numbers 03042-050-004; 03042-050-005 (portion thereof), and 03045-003-000 (portion thereof), in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto.

**Section 3. Ordinance to be Construed Liberally**

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

DRAFT

**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:**

_____
Rodolfo Valladares, City Manager/Clerk

**APPROVED AS TO FORM**

_____
Scott Walker, City Attorney

DRAFT

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Moderate Density Residential Land Use Area

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2262.99 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 198.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°48'45" WEST, A DISTANCE OF 488.75 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 86°48'45" EAST, A DISTANCE OF 562.69 FEET; THENCE NORTH 04°14'37" WEST, A DISTANCE OF 550.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.37 ACRES, MORE OR LESS.

DRAFT

**LEGAL DESCRIPTION**

Community Commercial Future Land Use Area

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 95.62 FEET; THENCE SOUTH 02°45'20" WEST, A DISTANCE OF 162.15 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 995.87 FEET; THENCE SOUTH 83°45'07" EAST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 261.08 FEET; THENCE NORTH 86°48'45" EAST, A DISTANCE OF 786.95 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 42.01 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NONTANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.20 ACRES, MORE OR LESS.

DRAFT

**LEGAL DESCRIPTION**

Commercial Future Land Use Area

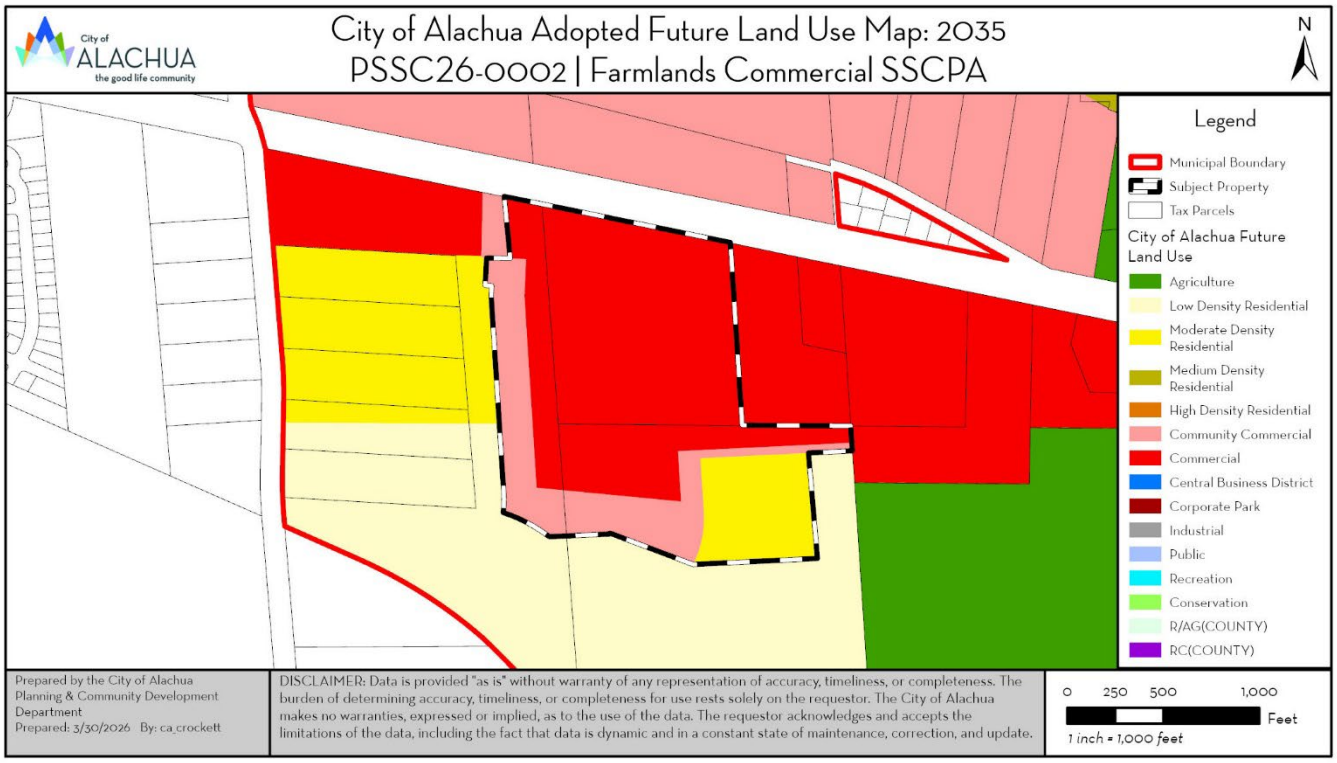
A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1049.43 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 87.70 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 786.95 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 261.08 FEET; THENCE NORTH 83°45'07" WEST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 995.87 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 162.15 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 95.62 FEET; THENCE NORTH 04°44'37" WEST, A DISTANCE OF 319.56 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 30.11 ACRES, MORE OR LESS.

DRAFT

**EXHIBIT "B"**




DRAFT

# EXHIBIT "B"
# TO
# PSSC26-0001 | FARMLANDS COMMERCIAL
# SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
# STAFF REPORT

## LETTER FROM KENNETH L. HILL, P.E.
## GSE ENGINEERING & CONSULTING

GSE Engineering & Consulting, Inc.

April 1, 2026

Carson J. Crockett, Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Review of Geotechnical Information
**Farmlands Commercial PD Rezoning**
Alachua, Alachua County, Florida
GSE Project No. 17335

GSE Engineering & Consulting, Inc. (GSE) has performed a review of geotechnical information/reports that was submitted as part of the rezoning application for the Farmlands Commercial PD located in Alachua, Florida. The remainder of this report summarizes our review.

## ***Background Information***

The site is located on the south side of U.S. Highway 441 approximately 0.5 miles west of the NW CR 235A intersection in Alachua, Florida. The site includes portions or all of Tax Parcels 03046-003-002, 03042-050-004, 03042-050-005, 03042-050-003, 03042-050-010 and 03042-051-001.

The site is proposed for commercial and residential development. You provided two geotechnical site exploration reports prepared by UES Professional Solutions (UES) that were included as part of the project application. You requested we review the reports to determine if the evaluations demonstrate the sites are suitable for single-story commercial buildings and single-family residential development, or if additional evaluation is appropriate/necessary.

## ***Data Review***

We were provided the following geotechnical engineering reports prepared by UES:

1. Preliminary Geotechnical Exploration Services, Proposed Alachua Commercial Center, US Hwy 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2160889 dated December 18, 2025 (Report 1).
2. Preliminary Geotechnical Exploration Services, Tax Parcels 03042-005/003 – US 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2162758 dated March 6, 2026 (Report 2).

The reports included soil borings and laboratory testing of soil samples considering typical commercial development. Report 1 included twenty-nine (29) Standard Penetration Test (SPT) soil borings advanced to depths ranging from 10 to 40 feet below existing land surface (bls) and accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, hydraulic conductivity (permeability) tests, and Limerock Bearing Ratio tests. Report 2 included twenty-five (25) SPT borings advanced to depths of 20 to 25 feet bls along with accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, organic content tests, hydraulic conductivity (permeability) tests, corrosion series tests, and Limerock Bearing Ratio tests. Test were also performed on topsoil type materials to evaluate their suitability for reuse and determine fertilizer recommendations.

Both geotechnical explorations encountered sandy soil overlying clayey sand, sandy clay, and clay to the explored depths. Laboratory testing on representative soils indicates that some of the clays have a high risk for expansive characteristics. Limestone was encountered in one soil boring at a depth of 39.5 feet bls. Groundwater was generally not encountered within the depths explored or not determined due to the mud rotary method of advancing the boreholes.

## ***Technical Analysis***

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

The geotechnical engineer qualifies both reports as "*preliminary*" and states "***Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available"***. Preliminary geotechnical explorations are generally intended to screen the site for suitability of the proposed development. Preliminary geotechnical explorations are not intended to be used for final design. The number of soil borings performed for the projects are not adequate for final design and additional soil borings should be performed.

The preliminary explorations did not include geophysical screening of the site for karst geological conditions. Sinkhole risk in Alachua County is mostly related to site elevation. Lower elevation sites in the Gulf Coastal Lowlands and Cody Scarp geological regions have a higher risk for sinkhole development than high elevation sites in the Northern Highlands geological region, and this is due to the separation between land surface and the limestone formation. Sinkholes most commonly develop in stormwater management facilities due to stormwater infiltration eroding soil into fractures and cavities in the limestone formation. Sinkhole risk is reduced in impervious areas, due to the absence of stormwater infiltration.

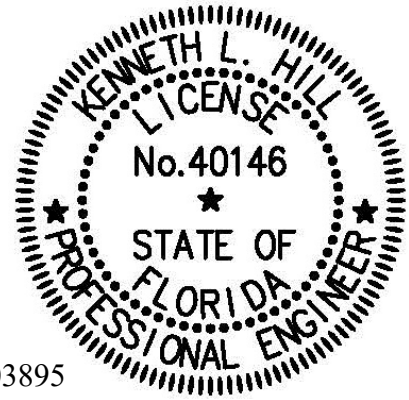
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies from about elevations 90 to 100 feet. If the basin is excavated 10 feet deep, the separation between the bottom of the basin and the limestone formation is expected to be on the order of 20 feet. We have observed multiple sinkholes develop in stormwater management facilities where the separation between the basin bottom and the limestone formation is on the order of 20 feet.

The City of Alachua has policies that allow for the requirement of geophysical screening in its sole discretion and has required this screening on some projects. GSE considers it prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design. The intent is to evaluate, determine, and consider the actual sinkhole potential risk in these areas. This information would then be considered and incorporated into the final design.

## ***Closure***

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,
**GSE Engineering & Consulting, Inc.**




This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Kevin P. Fisher, P.E.
Staff Engineer
Florida Registration No. 103895

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

*KPF/KLH:tlf*
*Q:\Projects\17335 Farmlands Commercial PD Rezoning\17335.docx*

Distribution: Addressee (1)
File (1)

# EXHIBIT "C"
# TO
# PSSC26-0001 | FARMLANDS COMMERCIAL
# SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
# STAFF REPORT

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

April 1, 2026

*Submitted electronically to* csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

**Application #: PSSC26-0002; PR26-0002**

**RE: Notice of Hearing to be Scheduled for Farmlands Commercial SSCPA & Rezoning**

Dear Clay Sweger & Gerry Dedenbach,

On April 1, 2026, the City of Alachua received your revised small-scale Comprehensive Plan amendment and site-specific amendment to the Official Zoning Atlas applications for the Farmlands Commercial project. 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 **April 21, 2026,** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of **each complete** application package, seven full size sets of PD plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, April 6, 2026***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Monday, April 6, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, April 2, 2026. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, April 20, 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,



Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Kristie Williams, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

March 16, 2026

*Submitted electronically to* csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

**Application #: PSSC26-0002; PR26-0002**

**RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning**

Dear Clay Sweger & Gerry Dedenbach,

On March 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, March 24, 2026**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (original application fee - $12,500; 25% surcharge - $3,125).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

**PSSC26-0002 - Farmlands Rezoning**
Staff has no additional comments at this time, but reserves the right to provide additional comments at a later date.

**PR26-0002 - Farmlands Rezoning**

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

4. **Compliance with Land Development Regulations**
   a. Per Table 3.6-3, development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-COMM district. Every proposed modification must be justified in this light. No justification is provided.
      i. Generally, a modification should only be considered if the proposed modification is unachievable via existing administrative remedies.

      *Response: In collaboration with City staff and mindful of staff recommendations, limited modifications have been presented on supplements development and design sheets. The site-specific development and design sheets retain consistency with the City of Alachua's Comprehensive Plan and overall vision, while permitting modest modifications to existing zoning performance standards to achieve a unique and cohesive mixed-use project design.*

      **Remaining Deficiency: Provide justification.**

   c. Per Table 3.6-3, a master parking plan must be provided to modify any parking standards. Provide master parking plan as an additional sheet to the PD Master Plan.

      *Response: A Master Parking and Circulation Plan has been provided as a supplement to the application materials. In collaboration with staff, the applicant has creatively and thoughtfully proposed a standard that is mindful of pedestrian-scale needs and places safety at the forefront of design.*

      **Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.**

   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.

      *Response: None provided.*

      **Remaining Deficiency: Respond.**

g. Section 6.8 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.

*Response: Proposed modifications have been removed and a development and design plan sheet has been included in the resubmittal, which outlines achievable performance standards that are consistent with the City's Comprehensive Plan and overall community vision for vibrant walkable non-residential areas in proximity to a variety of housing options. These elements also are designed in a manner that promotes non-motorized access for all citizens.*

**Remaining Deficiency: See Additional Deficiency comments related to Master Architectural Building Plan.**

5. PD Master Plan

d. Provide development standards, including minimum setbacks, maximum height, etc., for the PD-COMM area.

*Response: The development and design plan sheet contains the requested standards. A note (#16) has been added to the PD Master Plan to indicated that development standards for the PD-COMM area will be found on the separate Parking & Circulation Master Plan sheet.*

**Remaining Deficiency: Development Standards for the PD-COMM should be included on the PD Master Plan, not on the Parking Master Plan. Provide.**

**Note 16 references three Parking Master Plan sheets, of which there are only two. Revise.**

f. Note 4 refers to a typical roadway section that has not been provided. Provide for review or remove note.

*Response: Note #4 is proposed to remain and the requested cross sections can be found; 1) PD-R cross sections on Sheet P200, and 2) PD-COMM cross sections on the separate Parking & Circulation Master Plan sheet.*

**Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.**

7. Miscellaneous

a. In furtherance of Objective 1.4, Conservation & Open Space Element, among others, and the City's Strategic Plan, Staff proposes a multi-use trail dedication that aligns with the former seaboard airline right-of-way.

*Response: The applicant has received Preliminary Plat and Construction Plan approval for the portion of the project referenced above. A trail dedication would be a design conflict with the previous and existing City approvals.*

**Remaining Deficiency: Staff notes that he Preliminary Plat will need amended to reflect all amendments to the PD; therefore, the Applicant's response regarding previous approval without a trail is moot. Further, the trail could be located within the 20' southern landscape buffer, not affecting lot lines and not resulting in any reduction in lots. Staff will work with the Applicant to ensure that this inclusion does not impede the construction of phase 1 as otherwise previously approved, understanding that grading may need slightly adjusted to account for an 8-foot-wide trail.**

*Additional Deficiencies to be Addressed*

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

1. **Parking Master Plan**
   a. Sheet 1 of 2 does not depict the approximate location of the emergency access drive to the residential site on NW 188th Street. Revise.
   b. Sheet 1 of 2. Revise to show development areas as shown on the PD Master Plan (A, B, and C).
   c. Note 1. Revise "Landscape islands are required every 8th single row with a 5' sidewalk" to state "Landscape islands/spines are required every 4th single row with a 5' sidewalk."
      i. Staff is amenable to the following alternative language, provided that increased width and landscape areas are provided. "At a minimum, 12' wide landscape islands/spines are required with a 6' sidewalk such that in no case will a pedestrian be required to cross more than one drive aisle to access a landscape island/spine with a 6' sidewalk."
   d. Note 1. Revise "All parking will be impervious to "Required off-street parking spaces must, at a minimum, be surfaced with structurally adequate asphaltic concrete or concrete surface course. Any off-street parking spaces provided in excess of the minimum requirement may be of an alternative surface material in accordance with Section 6.1.3(E) of the LDRs.
   e. Note 2. The current bicycle parking requirement (assuming a full build-out scenario) would be approximately 148 spaces. A rate of 1 bicycle space per 10,000 square feet would yield a requirement of approximately 45 spaces (less than one-third of the current requirement). A rate of 1 bicycle space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet, if proper justification can be provided. Revise and provided justification.
   f. Note 4. Does not exist. Renumber notes accordingly
   g. Notes 5-7 do not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
   h. The Development Standards Table does not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
      i. Further, the development areas should be consistent with those shown on the PD Master Plan (A, B, and C).
      ii. Maximum Lot Coverage does not refer to FAR, but rather, impervious surface area. Revise to reflect this standard accordingly.
   i. Driveway Cross Sections. Staff notes 14' and 15' wearing surfaces (per lane) are excessive and can contribute to irresponsible driver behavior. The City only requires 12' wearing surfaces per lane. Additionally, unnecessary lane width will further restrict planting of required landscape materials. Revise, reducing the land width on all driveway cross sections to 12' wearing surfaces.
   j. Sheet 2 of 2. The location of bicycle parking is governed by general note 2 on sheet 1. Remove bicycle parking locations from sheet 2 to reduce possible confusion.
   k. Sheet 2 of 2. Extend the eastern future access stub to the property line.
   l. Sheet 2 of 2. Include the approximate location of the multi-modal connection to the PD-R.

2. **Master Architectural Building Plan**
   a. As previously commented and discussed, only additional requirements to those in Section 6.8 are permitted to be included as part of the PD Master Plan. No deviation of a requirement in Section 6.8 that reduces such requirement is permitted. Staff noted the Master Architectural Building Plan currently does not comply with Section 6.8. Revise or remove from PD Master Plan.
3. **Miscellaneous**
   a. Some future land use maps appear to be older versions of the companion application. Check all future land use maps to ensure they are up to date.
   b. Remove all code alterations at the end of the justification report. If the deviation is not allowed by Table 3.6-3 and not noted on the PD Master Plan, it will not be incorporated into the PD. Justification as to the deviations can still be included in this report.
   c. The applicant is put on notice that, for consistency with Policy 5.1.a of the Community Facilities Element, further geologic testing will be required to be conducted, with the results submitted at time of final PD plan application.

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

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

City of ALACHUA
the good life community

# City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

## INTER-OFFICE COMMUNICATION

**DATE:** **March 16, 2026**

**TO:** **Carson J. Crockett, AICP**
Principal Planner

**FROM:** **Linnelle Stewart** LD
Project Manager

**Tom Ridgik, P.E.**
Engineering Supervisor

**RE:** **Farmlands Planned Development**

Public Services has reviewed the subject project (March 2026 Submittal Documents) and offer the following comments. Review was specific to Public Services Utilities.

| NO. | COMMENTS |
|---|---|
| 1 | **Comment on January 2026 Submittal**<br>**Sheet P200-** Engineer to reconcile inconsistencies between this sheet and developer's DRAFT Conceptual Site Plan. In particular, locations of proposed water mains and proposed lift station.<br>**Revise and Resubmit**<br>**Comment on March 2026 Submittal**<br>**Approved** |
| 2 | **Comment on March 2026 Submittal**<br>A stationary generator shall be installed with the proposed lift station compliant with all applicable COA Standard Details.<br>**Approved as noted.** |

| NO. | COMMENTS |
|---|---|
| 3. | **Comment on March 2026 Submittal**<br>In future submissions, engineer to distinguish between public and private utilities.<br>**Approved as noted.** |
| | |

Please advise if you have any questions or require additional information.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 17, 2026

*Submitted electronically to* csweger@edafl.com; gerry.dedenbach@nv5.com

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eda consultants, inc.
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Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

**Application #: PSSC26-0002; PR26-0002**

**RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning**

Dear Clay Sweger & Gerry Dedenbach,

On February 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is scheduled for **1:30 PM on February 17, 2026** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, March 18, 2026**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

*Deficiencies to be Addressed*

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

PSSC26-0002 – Farmlands SSCPA

1. Needs Analysis
   a. While a needs analysis cannot rely solely on population projections, population projections should still be a factor as Florida Statute still requires a minimum amount of lands for a 10 year planning period be provided in the City. Population projections are available in the City's comp plan. Provide such analysis.
   b. Tables use "UPA" for unit per acre. Please use industry acronym "DUA" for dwelling units per acre. This is also how the City's Comprehensive Plan and Land Development Regulations refer to the standard.
   c. The submitted needs analysis does not consider the highest and best use of the property, which includes residential development as part of a mixed-use development. The development scenario for public facilities impact need not posit residential in the commercial land use, but the needs analysis should.
2. Urban Sprawl Analysis
   a. Staff noted only the 13 primary indicators of urban sprawl were evaluated in full. All eight urban form criteria must be analyzed. Revise analysis and include the eight urban form criteria.
   b. This application does not meet the definition of Infill Development established in the City's Comprehensive Plan, and as such, justification stating it is infill development is not proper justification. Revise response to primary indicator ten.
3. Comprehensive Plan Consistency Analysis
   a. Address Policy 1.3.f of the Future Land Use Element, specifically as it relates to the extension of commercial into residential areas.
   b. Objective 5.1 of the Future Land Use Element states that the City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during the review of proposed amendments to the Future Land Use Map. The response provided states this analysis will occur at a later date. Revise response. The proper analysis must occur at time of Future Land Use Map amendment.
   c. In response to Policy 5.2.a, Future Land Use Element, the Applicant states the land use change will not impact the level of service. In response to Objective 1.1, Transportation Element, the Applicant states the land use will impact the level of service. Ensure all responses are consistent. Revise.
   d. In response to Objective 1.8, Conservation & Open Space Element, the Applicant notes that the "mixed-use development is proposed with residential and commercial uses in nature." Staff is unclear on what this analysis means. Revise and clarify.
   e. The Applicant's response to Objective 1.9, Conservation & Open Space Element, is not relevant to this application. Revise or remove.
   f. The proposed amendment includes residential lands. As such, provide an analysis of the Housing Element, and if relevant, the Recreation Element and Public Schools Element.

4. Concurrency Impact Analysis
    a. The Applicant is put on notice that, consistent with the submitted TIA recommendations, a more detailed analysis will be required to address potential impacts of specific development proposals at time of development of the site. These must include ways to address the level of service of segment 6.
5. Outside Review
    a. Comments from City of Alachua Public Services will be provided at a later date and forwarded as soon as received by the Planning & Community Development Department.
6. Miscellaneous
    a. Staff notes that a Commercial land use category abutting the Low Density Residential land use category is not a logical development pattern and does not provide a transition of the higher intensity use area of up to 0.6 FAR and 15 DUA to the lower intensity use area of just one DUA. Staff recommends either a Community Commercial land use category or a Moderate Density Residential land use category be used as a transitionary land use category between the two use areas. This would also be more similar to the established development pattern of the US 441 Corporate Corridor Activity Center.

PR26-0002 - Farmlands Rezoning

1. Statement of Proposed Change/Existing vs. Proposed Zoning
    a. The summary of change in development potential should consider both FAR and DUA for the business zone districts as the CC and CI districts are mixed-use districts.
    b. Tables use "UPA" for unit per acre. Please use industry acronym "DUA" for dwelling units per acre. This is also how the City's Comprehensive Plan and Land Development Regulations refer to the standard.
2. Comprehensive Plan Consistency Analysis
    a. In response to Policy 5.1.b, Future Land Use Element, the Applicant notes five soil types and six soil types are present on site. Revise to be consistent.
    b. In response to Policy 5.2.a, Future Land Use Element, and Objective 1.1, Transportation Element, the Applicant states the land use will not impact the level of service. The associated TIA suggests a negative impact is possible. Revise and clarify.
    c. In response to Objective 1.8, Conservation & Open Space Element, the Applicant notes that the "mixed-use development is proposed with residential and commercial uses in nature." Staff is unclear on what this analysis means. Revise and clarify.
    d. The Applicant's response to Objective 1.9, Conservation & Open Space Element, is not relevant to this application. Revise or remove.
    e. The proposed amendment includes residential lands. As such, provide an analysis of the Housing Element, and if relevant, the Recreation Element and Public Schools Element.
3. Concurrency Impact Analysis
    a. The Applicant is put on notice that, consistent with the submitted TIA recommendations, a more detailed analysis will be required to address potential impacts of specific development proposals at time of development of the site. These must include ways to address the level of service of segment 6.

4. **Compliance with Land Development Regulations**
   a. Per Table 3.6-3, development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-COMM district. Every proposed modification must be justified in this light. No justification is provided.
      i. Generally, a modification should only be considered if the proposed modification is unachievable via existing administrative remedies.
   b. Article 4 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.
   c. Per Table 3.6-3, a master parking plan must be provided to modify any parking standards. Provide master parking plan as an additional sheet to the PD Master Plan.
      i. Modifying the standard from one bicycle space per ten off-street parking spaces to one per 40 off-street parking spaces is a four-fold reduction. One per 80 off-street parking spaces is an even greater reduction. The PD-COMM shows pedestrian and bicycle connections to the residential area, and per conversations with FDOT, a multi-use trail will be required along US 441. There is no clear justification as to why a reduction of this degree, with a maximum of only ten bicycle spaces site wide, would be necessary. Staff does not support the modification as proposed.
      ii. No clear justification has been provided to modify Section 6.1.8(B)(3). Staff does not support such change as proposed.
      iii. The purpose of Section 6.1.10 is to ensure that a pedestrian has to cross no more than one drive aisle before reaching a dedicated pedestrian facility. Modifying the standard as proposed would result in pedestrians having to cross two drive aisles and potentially have the pedestrian forgo walking on the pedestrian facility altogether. No clear justification has been provided to modify Section 6.1.10. Staff does not support the change as proposed.
   d. Per Table 3.6-3, an alternative landscape plan must be provided to modify any landscape standards. Provide an alternative landscape plan as an additional sheet to the PD Master Plan.
      i. No clear justification has been provided to modify Section 6.2.2(D)(2)(b) or Section 6.2.2(D)(3). Staff does not support the modification as proposed.
   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.
   f. Per Table 3.6-3, a master sign plan must be provided to modify any signage standards. Provide a master sign plan as an additional sheet to the PD Master Plan.
      i. Staff notes that any change to a sign standard must have a compelling justification in conformance with both the PD-COMM district and the general purposes of Section 6.5. No clear justification has been provided. Staff does not support the proposed modification as proposed.
   g. Section 6.8 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.

5. **PD Master Plan**
   a. Show at least one designated bicycle and pedestrian facility from the eastern most portion of Area B to Area A. Exact location is not necessary, only that there will be a connection.
   b. Provide DUA figures in the Land Use Data Table.
   c. The Land Use Data Table note states "land use areas are approximate and may be adjusted." Revise to note that they cannot be adjusted limitlessly.
   d. Provide development standards, including minimum setbacks, maximum height, etc., for the PD-COMM area.
   e. Note three only references PD-R. Revise to include PD-COMM.
   f. Note 4 refers to a typical roadway section that has not been provided. Provide for review or remove note.
   g. Note 13 should require a 20' easement with a 10' sidewalk. Revise.
   h. The City will not permit any private signage in a public-right-of-way. Remove or revise Note 16.
6. **Outside Review**
   a. Comments from City of Alachua Public Services will be provided at a later date and forwarded as soon as received by the Planning & Community Development Department.
7. **Miscellaneous**
   a. In furtherance of Objective 1.4, Conservation & Open Space Element, among others, and the City's Strategic Plan, Staff proposes a multi-use trail dedication that aligns with the former seaboard airline right-of-way.

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

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 5, 2026

*Submitted electronically to* csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

**Application #: PSSC26-0002; PR26-0002**

**RE: Completeness Review for Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning)**

Dear Clay Sweger & Gerry Dedenbach,

On February 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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

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

If you have any questions regarding the information above, please contact me at (386) 418-6137 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)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 2, 2026

*Submitted electronically to* csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

**Application #: PSSC26-0002; PR26-0002**

**RE: Completeness Review for Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning)**

Dear Clay Sweger & Gerry Dedenbach,

On January 26, 2026, the City of Alachua received your applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

According to Section 2.2.6 of the City's Land Development Regulations, a completeness review shall be conducted upon receipt of the applications to determine that the applications contain all the necessary information and materials, are in proper form and of sufficient detail, and are accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned applications for completeness and finds that **the applications are incomplete**. The following deficiencies must be addressed to begin review of the applications. The deficiencies must be addressed no later than **5:00 PM on Thursday, February 5, 2026** to remain on the April Planning & Zoning Board review schedule.

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

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

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

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

**PSSC26-0002 - Farmlands SSCPA**

1. **Submission Requirement, Electronic Materials** – Per the City's submission requirements, in addition to three printed copies, all materials must be submitted in digital (PDF) format: on a CD or by emailing a cloud/FTP link. Only some electronic materials were received electronically. Provide all materials electronically.

2. **Application Attachment #11, Proof of Payment of Taxes** – Proof of payment of taxes was submitted up through the year 2024. Provide proof of payment of taxes for 2025.

**PR26-0002 - Farmlands Rezoning**

1. **Submission Requirement, Electronic Materials** – Per the City's submission requirements, in addition to three printed copies, all materials must be submitted in digital (PDF) format: on a CD or by emailing a cloud/FTP link. Only some electronic materials were received electronically. Provide all materials electronically.

2. **Application Attachment #11, Proof of Payment of Taxes** – Proof of payment of taxes was submitted up through the year 2024. Provide proof of payment of taxes for 2025.

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)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

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

# City of Alachua
# Comprehensive Plan Amendment Application

☐ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☑ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

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

## A. PROJECT

1. Project Name: Farmlands
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): 03046-003-000 (portion of), 03042-050-004 and 03042-050-005 (portion of)
4. Existing Use of Property: Undeveloped / Tree Farm
5. Existing Future Land Use Map Designation: Community Commercial, Moderate Density Residential and Low Density Residential
6. Proposed Future Land Use Map Designation: Commercial, Community Commercial & Moderate Density Residential
7. Acreage: 46.7 (+/)

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Avenue, Suite 300, South Tower
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( )352-373-3541 FAX: ( ) N/A e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See attached list of property owners.
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * 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: Current property owners & Rise Development
   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.

Signature of Applicant

Signature of Co-applicant

Clay Sweger
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of March, 2022, by Clay Sweger

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

NOTARY SEAL

Signature of Notary Public, State of Florida

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

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

# City of Alachua
# Comprehensive Plan Amendment Application

☐ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☑ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

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

## A. PROJECT

1. Project Name: Farmlands
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): 03046-003-000 (portion of), 03042-050-004 and 03042-050-005 (portion of)
4. Existing Use of Property: Undeveloped / Tree Farm
5. Existing Future Land Use Map Designation: Community Commercial, Moderate Density Residential and Low Density Residential
6. Proposed Future Land Use Map Designation: Commercial, Community Commercial & Moderate Density Residential
7. Acreage: 46.7 (+/)

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida
   Company (if applicable): NV5
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: ( ) 352-518-5120 FAX: ( ) N/A e-mail: gerry.dedenbach@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See attached list of property owners.
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * 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: Current property owners & Rise Development
   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.

Signature of Applicant

Gerry Dedenbach
Signature of Co-applicant

Typed or printed name and title of applicant

Gerry Dedenbach
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of March, 2026 by Gerry Dedenbach, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

Stephanie Sutton
Comm.: HH 586733
Expires: Oct. 19, 2028
Notary Public - State of Florida

Signature of Notary Public, State of Florida

# City of Alachua

## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

**PROJECT #** | **APPLICATION DATE** Oct. 30, 2025

**NAME & DESCRIPTION OF PROJECT** Farmlands Planned Development - CPA

A proposed land use map change that reduces the maximum permitted density from 275 to 20

**PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)** 16600-18800 block of US Hwy 441

A future land map change that will result in a net reduction of 72 units (from 275 to 203).

**Tax Parcel Numbers** 03046-003-000 (portion of), 03042-050-004, 03042-050-005 (portion of)

**Acreage** 46.7 +/-

**DEVELOPMENT DATA** (check all that apply)

- [x] Single Family — Number of Units: -72
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

**Level of Review**

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

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

### EXPLANATION OF STUDENT GENERATION CALCULATION

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

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

**SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

| | | | | |
|---|---|---|---|---|
| **ELEMENTARY** | -72 | **units X 0.12 Elementary School Multiplier** | -9 | **Student Stations** |
| **MIDDLE** | -72 | **units X 0.06 Middle School Multiplier** | -5 | **Student Stations** |
| **HIGH** | -72 | **units X 0.09 High School Multiplier** | -7 | **Student Stations** |

**MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

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

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

**EXEMPT DEVELOPMENTS (click all that apply)**

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

**AUTHORIZED AGENT**

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

**PROPERTY OWNER**

Name: See attached application submittal
Mailing Address
Phone:
Email

## CERTIFICATION

**PROJECT NAME :** _____ **PROJECT #:** _____

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

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

**Elementary SCSA** _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

**Middle SCSA** _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

**High SCSA** _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

**Approved by**

**School Board Staff Certification**

_____

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

Date: _____

**City of Alachua Staff**

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: 16400 to 18800 blocks of US Highway 441 (South Side)

Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4, 3042-50-5, 3042-51-1, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage: 172 (+/-)

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC & AYLA LLC

Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

Telephone: 352-373-3000 FAX: N/A e-mail: lerner.keith@totalplanning.org

**C. AUTHORIZED AGENT**

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

**D. REQUESTED ACTION:**

Land Use & Zoning Map Change Applications

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

Signature of Applicant

Keith E Lemer

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 6TH day of OCTOBER, 2025, by KEITH LEMER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

RICHARD J. NASH III MY COMMISSION EXPIRES OCTOBER 27, 2025 #HH 191546 Notary Public Underwriters Bonded thru NOTARY PUBLIC, STATE OF FLORIDA

City of ALACHUA

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: 16400 to 18800 blocks of US Highway 441 (South Side)

Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4, 3042-50-5, 3042-51-1, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage: 172 (+/-)

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC & AYLA LLC

Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

Telephone: 352-373-3000 FAX: N/A e-mail: lerner.keith@totalplanning.org

**C. AUTHORIZED AGENT**

Name: Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-518-5120 FAX: N/A e-mail: gerry.dedenbach@nv5.com

**D. REQUESTED ACTION:**

Land Use & Zoning Map Change Applications

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

Signature of Applicant

Keith E Lerner

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 6TH day of OCTOBER, 2025 by KEITH LERNER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

RICHARD J. NASH III
MY COMMISSION EXPIRES
OCTOBER 27, 2025
#H 191546
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3426343 7 PG(S)
June 14, 2022 04:05:57 PM
Book 5013 Page 2362
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $4,620.00

This instrument prepared by Raymond M. Ivey, Esquire, SCRUGGS, CARMICHAEL & WERSHOW, P. A., 2234 NW 40th Terrace, Suite B, Gainesville, FL 32606. Title to the lands described herein has not been examined and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof or the existence of liens, unpaid taxes or encumbrances.

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**THIS QUIT-CLAIM DEED,**
executed this 8th day of June 2022, by

**KEVIN L. CARTER and SHIMA CARTER, husband and wife,**

whose address is 7853 Gunn Highway, Tampa, FL 33626
Grantor, to

**JTFA, LLC, a Florida limited liability company,**

whose address is 4881 NW 8th Avenue, Suite 4, Gainesville, FL 32605
Grantee:

**WITNESSETH,** that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Alachua, State of Florida, to wit:

**See Exhibit A attached hereto.**

**SUBJECT TO easements and restrictions of record, if any;**
**SUBJECT TO Taxes for 2022 and all subsequent years;**
**Tax Parcel #s: 03042-050-004, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004 & 03046-003-005**

**Note to Auditor: Documentary stamp tax paid on 40% of the value of the properties as Grantors own a 60% interest in Grantee.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

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

**Signed, sealed and delivered**
**in our presence as witnesses:**

_____(Seal)
**Witness** **Kevin L. Carter**
**Printed Name:** GRISELDA GUTIERREZ

_____(Seal)
**Witness** **Shima Carter**
**Printed Name:** SHEKHAR VARANASI

**ACKNOWLEDGMENT**

**STATE OF ~~FLORIDA~~** RB California
**COUNTY OF ~~HILLSBOROUGH~~** RB Santa Clara

The foregoing instrument was acknowledged before me by (X) physical presence or ( ) online this 8 day of June 2022, by **KEVIN L. CARTER and SHIMA CARTER**, who are ( ) personally known to me or (X) who produced a Driver License as identification.

SEE ATTACHED NOTARIAL CERTIFICATE RB 06/08/2022
Notary Public

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara )

On 06/08/2022 before me, Ritu Bhagra, Notary Public
(insert name and title of the officer)

personally appeared Kevin L Carter and Shima Carter-,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RITU BHAGRA
COMM. #2294068
Notary Public - California
Santa Clara County
My Comm. Expires June 20, 2023
NRO1 NRO1

Signature Ritu (Seal)

# Exhibit A

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

Commencing at the Southwest corner of Section 8 and thence run North 87°26'55" East along the South line of said Section, a distance of 50.03' to the East right-of-way line (R/W) of NW 188th Street; thence continue North 87° 26'55" East along said line, a distance of 1265.99' to the West line of the East half of the Southwest quarter of Section 8; thence North 5° 57'06" West along said West line a distance of 2491.84' to the South R/W line of US Highway No. 441 and the Point of Beginning; thence South 79° 04'33" East along said R/W line, a distance of 875.32'; thence South 5°28'46" East, a distance of 944.66'; thence South 88° 18'49" West, a distance of 832.15' to the West line of the East half of said Southwest 1/4; thence North 5° 57'06" West along said West line, a distance of 1136.85' to the South R/W line of US 441 and Point of Beginning.

Parcel Identification Number: 03042-050-004

Portion of Tax parcel No. 03046-003-000

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL", SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE S.87°33'58"W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID "PARENT PARCEL", A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID "PARENT PARCEL" THE FOLLOWING FOUR COURSES; N.43°14'19"W., A DISTANCE OF 399.74 FEET; THENCE N.52°05'20"W., A DISTANCE OF 291.19 FEET; THENCE N.60°00'00"W., A DISTANCE OF 150.38 FEET; THENCE N.65°13'37"W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING, CONTAINING 38.431 ACRES MORE OR LESS.

Tax parcel No. 03046-003-001

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGIIT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.35 FEET; THENCE DEPARTING SAID LINES, S.88°30'11"E., A DISTANCE OF 825.99 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.27 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.003 ACRES MORE OR LESS.

Tax parcel No. 03046-003-002

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 266.16 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 826.00 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.29 FEET; THENCE N.88°30'01"W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

Tax parcel No. 03046-003-003

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-004

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30'13"E., A DISTANCE OF 834.09 FEET; THENCE S.06°17'42"E., A DISTANCE OF 260.17 FEET; THENCE N.88°30'32"W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-005

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°12'02" AND A CHORD BEARING AND DISTANCE OF N.02°54'14"W., 125.20 FEET (RESPECTIVELY), AN ARC DISTANCE OF 125.22 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 856.83 FEET; THENCE S.06°17'42"E., A DISTANCE OF 253.58 FEET; THENCE N.88°30'21"W., A DISTANCE OF 875.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

18.50
7474.60

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3209790 2 PG(S)
August 19, 2019 01:47:59 PM
Book 4710 Page 1727
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $7,474.60

$1,067,760.

Prepared by and return to:
**Carl L. Johnson, Esq.**
**Attorney at Law**
**Law Office of Carl L. Johnson**
**4421 N.W. 39th Avenue Bldg. 1, Suite 2**
**Gainesville, FL 32606**
**352-377-7444**
File Number: **19-104**
Will Call No.:

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this **14th** day of **August, 2019** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **JTFA LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, grantee:

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

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

**A tract of land lying in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:**

**Commence at the Southwest corner of said Section 8 and thence run N 87°26'55" E along the South line of said Section 8, a distance of 50.03 feet to the East right-of-way line of NW 188th Street and the POINT OF BEGINNING; thence continuing N 87°26'55" E along said South line, a distance of 1265.99 feet to the West line of the East Half of the Southwest 1/4 of said Section 8; thence run N 05°57'06" W, along said West line, a distance of 1355.00 feet; thence run N 88°18'49" E, a distance of 1323.39 feet; thence run S 05°28'46" E, a distance of 2646.72 feet to the South line of the North Quarter of Section 17, Township 8 South, Range 18 East; thence run S 87°27'46" W, along said South line, a distance of 563.44 feet to the centerline of Old Railroad 200 foot right-of-way, being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1903.25 feet, a central angle of 26°22'58", and a chord distance of 868.66 feet and bearing of N 47°05'05" W; thence run Northwesterly along said curve, an arc distance of 876.38 feet to the Point of Tangency of said curve; thence run N 33°53'26" W, along said centerline, a distance of 387.32 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence run S 03°10'53" E, along said East line, a distance of 167.35 feet; thence run S 87°25'30" W, a distance of 1199.80 feet; thence run N 82°03'26" W, a distance of 64.91 feet to the aforesaid East right-of-way line of NW 188th Street; thence run N 03°27'31" W, along said right-of-way line, a distance of 516.55 feet to the Point of Beginning.**

**Containing 88.98 acres, more or less.**

**Parcel Identification Number: 03875-001-000, 010-001, 010-002;03042-050-005**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon McRae

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of August, 2019 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Printed Name: _____

My Commission Expires: _____

## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03042-050-004 |
| **Prop ID** | 12470 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W US-441 POB S 79 DEG E 875.32 FT S 5 DEG E 944.66 FT W 832.15 FT N 5 DEG W 1136.85 FT POB AKA PARCEL ERIC 441-E (LESS MINERAL RIGHTS) OR 5013/2362 (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | ORN/MISC AGRI (06900) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 19.93 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $0 |
| Land Agricultural Value | $25,909 |
| Agricultural (Market) Value | $99,650 |
| Just (Market) Value | **$99,650** |
| Assessed Value | $25,909 |
| Exempt Value | $0 |
| Taxable Value | $25,909 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $99,650 | $99,650 | $199,300 | $199,300 | $199,300 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $99,650 | $99,650 | $199,300 | $199,300 | $199,300 |
| Agricultural Classified Value | $25,909 | $25,909 | $25,900 | $25,900 | $25,900 |
| Improvement Value | $0 | $0 | $0 | $0 | $0 |
| Non School Assessed Value | $25,909 | $25,909 | $25,900 | $25,900 | $25,900 |
| School Assessed Value | $25,909 | $25,909 | $25,900 | $25,900 | $25,900 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $25,909 | $25,909 | $25,900 | $25,900 | $25,900 |
| School Taxable Value | $25,909 | $25,909 | $25,900 | $25,900 | $25,900 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 6905 | TREE FARM | 19.93 | 868150.8 | 0 | 0 | A |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 6/8/2022 | $660,000 | MS | 5013 | 2362 | Unqualified (U) | Improved | CARTER KEVIN L, CARTER SHIMA | JTFA LLC | Link (Clerk) |
| 1/18/2013 | $100 | SD | 4175 | 1935 | Unqualified (U) | Vacant | * CARTER //CLEARING TITL | CARTER KEVIN L, CARTER SHIMA | Link (Clerk) |
| 5/11/2009 | $578,100 | WD | 3880 | 360 | Unqualified (U) | Vacant | * GOLDEN POND FARMS INC | * CARTER | Link (Clerk) |
| 3/23/1998 | $353,900 | MS | 2160 | 1686 | Unqualified (U) | Vacant | * HELEN SMYDER FAMILY INC | * GOLDEN POND FARMS INC | Link (Clerk) |

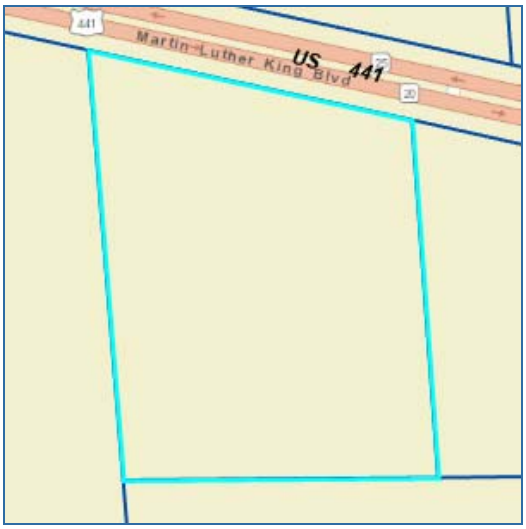
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Permits

| Permit Number | Type | Primary | Active | Issue Date | Value |
|---|---|---|---|---|---|
| 98-00000 | OVER THE COUNTER INSPECT | Yes | No | 1/1/1998 | $0 |

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

## Map




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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/4/2025, 8:13:13 PM

Contact Us

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SCHNEIDER GEOSPATIAL

## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03042-050-005 |
| **Prop ID** | 12471 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT POB E 1265.99 FT N 5 DEG W 1355 FT E 1323.39 FT S 5 DEG E 2646.72 FT W 563.44 FT NWLY ALG CURVE 876.38 FT N 33 DEG W 387.32 FT S 3 DEG E 948.92 FT W 1259.65 FT N 3 DEG W 1310 (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | TMBR SI 80-89 (05500) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 40 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SE 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $0 |
| Land Agricultural Value | $14,600 |
| Agricultural (Market) Value | $116,000 |
| Just (Market) Value | **$116,000** |
| Assessed Value | $14,600 |
| Exempt Value | $0 |
| Taxable Value | $14,600 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $116,000 | $116,000 | $116,000 | $116,000 | $116,000 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $116,000 | $116,000 | $116,000 | $116,000 | $116,000 |
| Agricultural Classified Value | $14,600 | $14,600 | $14,600 | $14,600 | $14,600 |
| Improvement Value | $0 | $0 | $0 | $0 | $0 |
| Non School Assessed Value | $14,600 | $14,600 | $14,600 | $14,600 | $14,600 |
| School Assessed Value | $14,600 | $14,600 | $14,600 | $14,600 | $14,600 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $14,600 | $14,600 | $14,600 | $14,600 | $14,600 |
| School Taxable Value | $14,600 | $14,600 | $14,600 | $14,600 | $14,600 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 5500 | TIMBER 2 | 40.00 | 1742400 | 0 | 0 | PD-R |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 8/14/2019 | $1,067,800 | MS | 4710 | 1727 | Qualified (Q) | Vacant | GOLDEN POND FARMS INC | JTFA LLC | Link (Clerk) |
| 12/21/2012 | $100 | SD | 4160 | 1941 | Unqualified (U) | Improved | PARKER LAND CO | GOLDEN POND FARMS INC | Link (Clerk) |
| 5/17/2000 | $100 | MS | 2293 | 2098 | Unqualified (U) | Improved | * CHARLES SMYDER | GOLDEN POND FARMS INC | Link (Clerk) |
| 5/11/2000 | $100 | MS | 2293 | 2092 | Unqualified (U) | Improved | * SMYDER CURTIS | * CHARLES SMYDER | Link (Clerk) |
| 4/25/2000 | $100 | MS | 2293 | 2095 | Unqualified (U) | Improved | * WELLS EVELYN S | * SMYDER CURTIS | Link (Clerk) |
| 4/11/2000 | $100 | MS | 2293 | 2089 | Unqualified (U) | Improved | * THOMAS L SMYDER | * WELLS EVELYN S | Link (Clerk) |
| 4/11/2000 | $100 | MS | 2293 | 2086 | Unqualified (U) | Improved | * SMYDER GEORGE | * THOMAS L SMYDER | Link (Clerk) |
| 3/23/1998 | $353,900 | MS | 2160 | 1686 | Unqualified (U) | Vacant | * HELEN SMYDER FAMILY INC | * SMYDER GEORGE | Link (Clerk) |

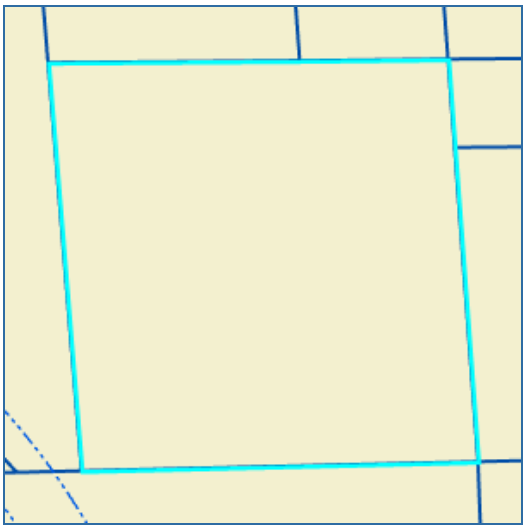
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## Permits

| Permit Number | Type | Primary | Active | Issue Date | Value |
|---|---|---|---|---|---|
| 98-00000 | OVER THE COUNTER INSPECT | Yes | No | 1/1/1998 | $0 |

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

## Map



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

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| User Privacy Policy | GDPR Privacy Notice

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Contact Us

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## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03046-003-000 |
| **Prop ID** | 12617 |
| **Location Address** | 16650 NW US HWY 441<br>ALACHUA, FL 32615 |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E R/W OF CO RD APPROX 1959.52 FT TO S R/W US 441 S 79 DEG E ALONG R/W 1283.41 FT TO E LINE OF W 1/4 S 5 DEG 56 MIN E 1156.79 FT S 5 DEG 50 MIN 1335.52 FT TO S LINE OF SEC W 212. (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | ORN/MISC AGRI (06900) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 38.49 |
| **Homesteaded** | No |

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $3,868 |
| Land Value | $0 |
| Land Agricultural Value | $50,037 |
| Agricultural (Market) Value | $192,450 |
| Just (Market) Value | **$196,318** |
| Assessed Value | $53,240 |
| Exempt Value | $0 |
| Taxable Value | $53,240 |
| Maximum Save Our Homes Portability | $665 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $196,594 | $195,097 | $338,069 | $338,242 | $338,416 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $192,450 | $192,450 | $335,248 | $335,248 | $335,248 |
| Agricultural Classified Value | $50,037 | $50,037 | $50,100 | $50,100 | $50,100 |
| Improvement Value | $4,144 | $2,647 | $2,821 | $2,994 | $3,168 |
| Non School Assessed Value | $52,949 | $52,684 | $52,921 | $53,094 | $53,268 |
| School Assessed Value | $54,181 | $52,684 | $52,921 | $53,094 | $53,268 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Non School Taxable Value | $52,949 | $52,684 | $52,921 | $53,094 | $53,268 |
| School Taxable Value | $54,181 | $52,684 | $52,921 | $53,094 | $53,268 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $1,232 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 6905 | TREE FARM | 38.49 | 1676624.4 | 0 | 0 | A |

## Building Information

| | | | |
|---|---|---|---|
| **Type** | SOH MISC | **Heat** | |
| **Total Area** | 888 | **HC&V** | |
| **Heated Area** | | **HVAC** | |
| **Exterior Walls** | | **Bathrooms** | |
| **Interior Walls** | | **Bedrooms** | |
| **Roofing** | | **Total Rooms** | |
| **Roof Type** | | **Stories** | 1.0 |
| **Frame** | | **Actual Year Built** | 0 |
| **Floor Cover** | | **Effective Year Built** | 2013 |

## Sub Area

| Type | Description | Sq. Footage | Act Year | Eff Year | Quality | Imprv Use | Imprv Use Descr |
|---|---|---|---|---|---|---|---|
| 0241 | BARN POLE 1 | 132 | 2013 | 2013 | | R2 | RES |
| 0661 | CP 1 | 240 | 2013 | 2013 | | R2 | RES |
| 0661 | CP 1 | 240 | 2013 | 2013 | | R2 | RES |
| 2021 | SHED 1 | 36 | 2013 | 2013 | | R2 | RES |
| 2221 | STG 1 | 240 | 2013 | 2013 | | R2 | RES |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 6/8/2022 | $660,000 | MS | 5013 | 2362 | Unqualified (U) | Improved | CARTER KEVIN L, CARTER SHIMA | JTFA LLC | Link (Clerk) |
| 5/22/2008 | $1,653,800 | MS | 3792 | 1164 | Unqualified (U) | Vacant | * PARKER LAND CO | CARTER KEVIN L, CARTER SHIMA | Link (Clerk) |
| 12/15/1993 | $175,000 | WD | 1940 | 1177 | Qualified (Q) | Vacant | * BARBARA FENN KIRBY & FLORENC | * PARKER LAND CO | Link (Clerk) |
| 9/1/1979 | $140,000 | WD | 1238 | 109 | Unqualified (U) | Vacant | | * BARBARA FENN KIRBY & FLORENC | Link (Clerk) |

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

## Permits

| Permit Number | Type | Primary | Active | Issue Date | Value |
|---|---|---|---|---|---|
| P04-21-8316 | SIGN PERMIT | Yes | No | 4/20/2021 | $40,000 |
| 6-09-1377 | RES. CARPT/GAR. ADDN. | Yes | No | 6/1/2009 | $8,000 |

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

## Map




## Photos



Print Photos

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

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Contact Us

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SCHNEIDER GEOSPATIAL

# Detail by Entity Name

Florida Limited Liability Company
JTFA LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L19000180416 |
| **FEI/EIN Number** | 84-2523807 |
| **Date Filed** | 07/12/2019 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

**Mailing Address**

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

**Registered Agent Name & Address**

LERNER, KEITH
14276 SW 4th Place
Newberry, FL 32669

Address Changed: 01/15/2025

**Authorized Person(s) Detail**

**Name & Address**

Title AMBR

LERNER, KEITH
14276 SW 4th Place
Newberry, FL 32669

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 01/25/2023 |

| | |
|---|---|
| 2024 | 02/09/2024 |
| 2025 | 01/15/2025 |

**Document Images**

| | |
|---|---|
| 01/15/2025 -- ANNUAL REPORT | View image in PDF format |
| 02/09/2024 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/14/2021 -- ANNUAL REPORT | View image in PDF format |
| 01/13/2020 -- ANNUAL REPORT | View image in PDF format |
| 07/12/2019 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

Search > Account Summary

# Real Estate Account #03042 050 004

**Owner:**
JTFA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$541.47**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |
| 2020 Annual Bill | $0.00 |

| | |
|---|---|
| 2020 Annual Bill | Print (PDF) |
| 2019 Annual Bill | $0.00 Print (PDF) |
| 2018 Annual Bill | $0.00 Print (PDF) |
| 2017 Annual Bill | $0.00 Print (PDF) |
| 2016 Annual Bill | $0.00 Print (PDF) |
| 2015 Annual Bill | $0.00 Print (PDF) |
| 2014 Annual Bill | $0.00 Print (PDF) |
| 2013 Annual Bill | $0.00 Print (PDF) |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03042 050 005

**Owner:**
JTFA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



**Get bills by email**

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$305.13**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| **2025 Annual Bill** | $0.00 Print (PDF) |
| **2024 Annual Bill** | $0.00 Print (PDF) |
| **2023 Annual Bill** | $0.00 Print (PDF) |
| **2022 Annual Bill** | $0.00 Print (PDF) |
| **2021 Annual Bill** | $0.00 Print (PDF) |
| **2020 Annual Bill** | $0.00 |

| | |
|---|---|
| 2020 Annual Bill | Print (PDF) |
| 2019 Annual Bill | $0.00<br>Print (PDF) |
| 2018 Annual Bill | $0.00<br>Print (PDF) |
| 2017 Annual Bill | $0.00<br>Print (PDF) |
| 2016 | |
| 2016 Annual Bill | $0.00<br>Print (PDF) |
| Refund | |
| | Paid $238.07 |
| 2015 Annual Bill | $0.00<br>Print (PDF) |
| 2014 Annual Bill | $0.00<br>Print (PDF) |
| 2013 Annual Bill | $0.00<br>Print (PDF) |

## Convenience Fees

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Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03046 003 000

**Owner:**
JTFA LLC

**Situs:**
16650 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser



**Get bills by email**

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$1,116.65**.

Apply for the 2026 installment payment plan

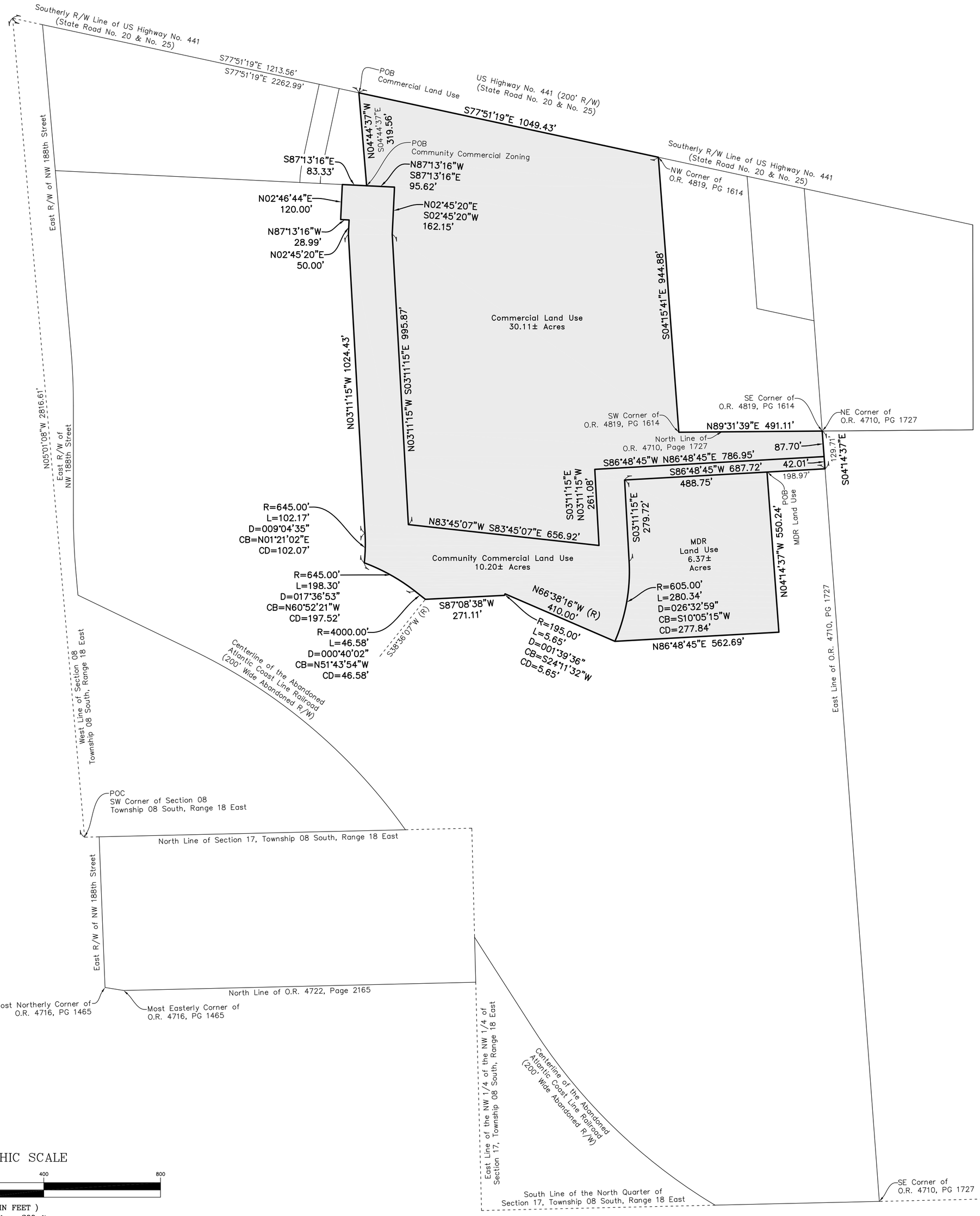
## Account History

| BILL | AMOUNT DUE |
|---|---|
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| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |

| | |
|---|---|
| **2020 Annual Bill** | $0.00<br>Print (PDF) |
| **2019 Annual Bill** | $0.00<br>Print (PDF) |
| **2018 Annual Bill** | $0.00<br>Print (PDF) |
| **2017 Annual Bill** | $0.00<br>Print (PDF) |
| **2016 Annual Bill** | $0.00<br>Print (PDF) |
| **2015 Annual Bill** | $0.00<br>Print (PDF) |
| **2014 Annual Bill** | $0.00<br>Print (PDF) |
| **2013 Annual Bill** | $0.00<br>Print (PDF) |

## Convenience Fees

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Bank Account (E-Check) Transactions: A **$1 processing fee** applies.




## Legal Description

COMMERCIAL LAND USE

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1049.43 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 87.70 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 786.95 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 261.08 FEET; THENCE NORTH 83°45'07" WEST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 995.87 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 162.15 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 95.62 FEET; THENCE NORTH 04°44'37" WEST, A DISTANCE OF 319.56 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 30.11 ACRES, MORE OR LESS.

COMMUNITY COMMERCIAL LAND USE

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 95.62 FEET; THENCE SOUTH 02°45'20" WEST, A DISTANCE OF 162.15 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 995.87 FEET; THENCE SOUTH 83°45'07" EAST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 261.08 FEET; THENCE NORTH 86°48'45" EAST, A DISTANCE OF 786.95 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 42.01 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.20 ACRES, MORE OR LESS.

MDR LAND USE

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2262.99 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 198.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°48'45" WEST, A DISTANCE OF 488.75 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 86°48'45" EAST, A DISTANCE OF 562.69 FEET; THENCE NORTH 04°14'37" WEST, A DISTANCE OF 550.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.37 ACRES, MORE OR LESS.

## Surveyor's Notes

1. The bearings shown hereon are based upon the West line of Section 08, Township 08 South, Range 18 East as being North 05 Degrees, 01 Minute, 08 Seconds West.
2. The distances shown are in feet and are in the horizontal plane.
3. No search of the public records has been conducted by this office.
4. This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless accompanied by an electronic signature in accordance with Chapter 5J-17.062, Florida Administrative Code.
5. Abbreviations:

| | |
|---|---|
| POC | Point of Commencement |
| POB | Point of Beginning |
| Sec | Section |
| Twn | Township |
| Rng | Range |
| PB | Plat Book |
| O.R. | Official Records Book |
| Pg(s) | Page or Pages |
| R/W | Right-of-Way |
| R | Radius |
| L | Arc Length |
| D | Delta (Central) Angle |
| CB | Chord Bearing |
| CD | Chord Distance |
| (R) | Radial |

Jared Rogers
Professional Surveyor and Mapper
State of Florida License No. 6687
Corporate Authorization No. LB 2389

THIS IS NOT A SURVEY

Legal Description and Sketch Prepared for: Rise Partners


50 years
eda consultants inc.
LB 2389
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, Florida 32601
TEL. (352) 373-3541
E-MAIL: mail@edafl.com


| | |
|---|---|
| Project: | 2025-0060.S01 |
| Date: | 03/03/2026 |
| Sheet: | 1 of 1 |
| Scale: | 1"=200' |

## LEGAL DESCRIPTION

**Commercial Future Land Use Area**

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

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CONTAINING 30.11 ACRES, MORE OR LESS.

## LEGAL DESCRIPTION

**Community Commercial Future Land Use Area**

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

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CONTAINING 10.20 ACRES, MORE OR LESS.

## LEGAL DESCRIPTION

**Moderate Density Residential Land Use Area**

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2262.99 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 198.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°48'45" WEST, A DISTANCE OF 488.75 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 86°48'45" EAST, A DISTANCE OF 562.69 FEET; THENCE NORTH 04°14'37" WEST, A DISTANCE OF 550.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.37 ACRES, MORE OR LESS.

# NOTICE OF NEIGHBORHOOD WORKSHOP

**Date**: Wednesday, September 24, 2025

**Time**: 6:00 p.m.

**Place**: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Fl 32615

**Contact:** eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes for all or a portion of 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004) from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI). There is also a proposed Planned Development – Residential (PD-R) zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). These properties are generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



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# PUBLIC NOTICE

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI) on 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004). There is also a proposed PD-R zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). This property is generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, September 24, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants, inc.

**Contact:** eda consultants, inc.
**Phone:** 352-373-3541
**E-mail:** permitting@edafl.com

(Published: Alachua County Today - September 04, 2025)

# PUBLIC NOTICE

## Neighborhood Meeting – Alachua Solar I Project

Alachua Solar I, LLC invites the public to attend a Neighborhood Meeting to discuss the proposed Alachua Solar I project, a planned 7.0 MW DC / 5.0 MW AC ground-mounted solar energy facility to be located on approximately 38 acres located at the City of Alachua Wastewater Treatment Plant property.

The purpose of the Neighborhood Meeting is to provide nearby property owners and interested members of the public an opportunity to:
- Learn more about the proposed solar project;
- Ask questions directly to the project representatives;
- Provide early input and feedback on the development.

Meeting Details:
- Date: Thursday, September 18th, 2025
- Time: 5:00 PM to 7:30 PM
- Location: 13302 Progress Blvd. Alachua, FL 32615 (Project Site)

This meeting is intended to encourage open communication between the project stakeholders, nearby property owners, and the community. The Neighborhood Meeting provides an important opportunity for early public involvement and discussion.

For more information, or if you need special assistance, please contact:
Craig Fisher
Alachua Solar I, LLC
Phone: (305) 773-6993
Email: craig@morenienergy.com

(Published: Alachua County Today - August 28, September 04, and September 11, 2025)

# ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants – Neighborhood Workshop Notice - Farmlands Commerical LUC-ZON**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **September 4, 2025**.

**Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.** More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of September 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

**RAYMOND L. WISE**
**Commission # HH 687250**
**Expires April 1, 2029**

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

03038-001-000
LANG  VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

# Neighborhood Meeting - Sign-in Sheet

**Project:** Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

**Date & Time:** Wednesday, September 24, 2025, at 6:00 PM

**Location:** Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

| NAME | ADDRESS | PHONE | EMAIL |
|---|---|---|---|
| DAVID SOKERHOLM | 18525 N.W 153rd PL | 786-691-5769 | |
| Robin Hammersmith | 14617 NW 199th Ter | — | |
| Denise M Conrad | 19111 NW 157th | 521-386-5745 | denise.1fg@gmail.com |
| Rodney Coillespie | 19107 NW 151 Ave | 352.318.0137 | sandyacres82 |

# Neighborhood Meeting - Sign-in Sheet

**Project:** Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

**Date & Time:** Wednesday, September 24, 2025, at 6:00 PM

**Location:** Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

| NAME | ADDRESS | PHONE | EMAIL |
|---|---|---|---|
| DANA Noyes | 14520 NW 188th ST | 727 599 5428 | dana.noyes@icloud.com |
| STEVE LANG | 16320 NW 188th ST | 386 454 2127 | SJLang@WindstreamNet |
| Tamara Robbins | PO Box 2317 Alachua | | |
| KRIS LAWRENCE | 18818 NW 156 Ave | 904 260-6393 | 66lafitte@gmail.com |
| * Barbara Cloud-Workman | 1913 Vd. St. | Alachua 32615 | |
| Bryan Thomas | 6814 NW 37 Dr. 32653 | 352 316 6592 | br-thomas@CityofAlachua.com |

# Neighborhood Meeting Minutes

**Project:** Farmlands Commercial Land Use Change & Rezoning

**Meeting Date & Time:** September 24, 2025 at 6:00 p.m.

**Community Participants:** 12 participants in total (2 did not sign in)

**Project Representatives:** Clay Sweger, AICP, LEED AP – eda
Stephanie Sutton – eda
Ashley Scannella – eda
Sam Berry – Rise
Matt Phillips – Rise
Keith Lerner – Property Owner
Gerry Dedebach – NV5

**Meeting Minutes:**

The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What is the acreage of the subject property?
A: As shown on the maps on display, the future land use map change includes a reduction of 7 acres of Community Commercial land, reduction of approx. 20 acres of Moderate Density Residential land and a reduction of approx. 20 acres of Low Density Residential land. The future land use map proposes to add approx. 40 acres of Commercial land and 6 acres of Moderate Density Residential land. The zoning map proposes to reduce approx. 33 acres from PD-R and add 33 acres to Commercial Intensive. The PD-R will be amended in conjunction with these map changes.

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

Q: Will there be a stoplight put in? Where?
A: Yes, the plan is to install a new traffic light in front of the commercial area as part of the future commercial development. A traffic study will be provided and coordination and permitting with FDOT.

Q: The posted speed is too high? What can be done?

A: FDOT makes decisions related traffic speeds. We will discuss this issue with FDOT as the traffic study is prepared. The reduced speed may be a recommendation from our traffic study which will be prepared shortly.

Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size in certain labeled areas. These requirements are not proposed to change from the approved zoning.

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Will anything change in the already-approved residential Ph. 1 along the west side?
A: No, the plan is to develop Ph. 1 exactly the same as originally approved.

Q: How far is the commercial zoning area from 188th Street?
A: The commercial zoning area that's proposed is approximately 1,000 feet away from 188th Street.

Q: Will the stormwater basin still remain along 188th Street?
A: Yes, the basin will remain, as originally permitted.

Q: The access from the property to 188th Street will remain emergency-only, correct?
A: Yes, the access will be gated for emergency access only.

Q: Who are the commercial users that will be located on-site?
A: The developer is not able to announce the specific tenants at this time, but they are all national retailers and will include a variety of types to serve the public.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

# NOTICE OF NEIGHBORHOOD WORKSHOP

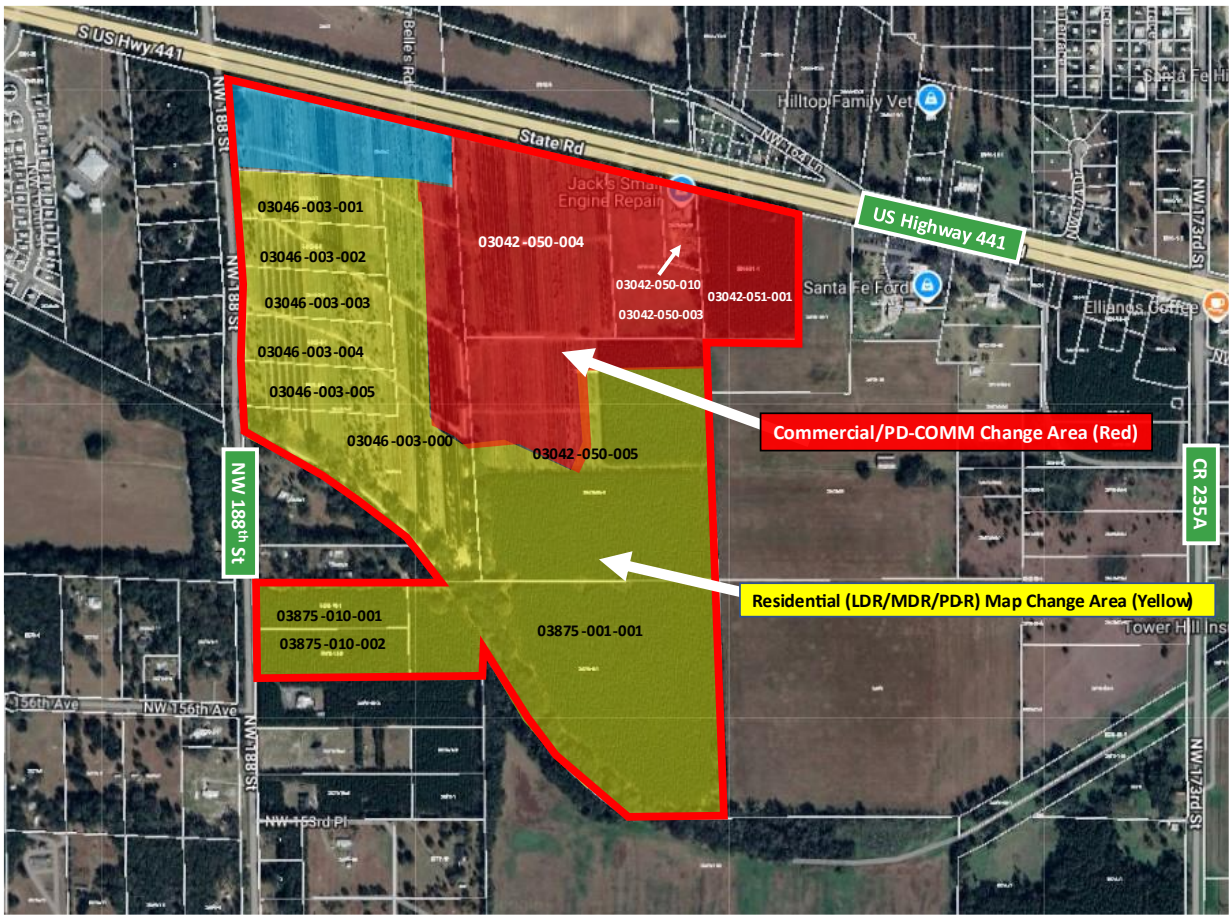
**Date**: Wednesday, October 22, 2025

**Time**: 6:00 p.m.

**Place**: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, FL 32615

**Contact:** eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



**FESTIVAL:**
*Continued from page A1*

# Festival raises funds, supports local charities

seemed easier." That nostalgic theme carried throughout the free, family-friendly festival, where attendees were encouraged to don vintage attire and join in a lively costume contest.

This year's festival was a collaborative effort between NMSO and Gainesville Street Rods, which helped raise money for charity. Nearly $2,000 was collected to support Homes 4 Heroes, while a clothing drive gathered donations for St. Francis House. Organizers said both causes benefitted significantly from the enthusiastic response of festivalgoers.

Entertainment was central to the event, with music from the 1950s and 1960s filling the streets courtesy of Newberry's Twisted H Productions. A live DJ kept energy high throughout the day, while food trucks and local vendors offered refreshments and merchandise. The highlight for many was the classic car show, billed as "awesome" by organizers, which drew car enthusiasts eager to showcase vintage rides.

While the Fabulous 50's Festival is one of NMSO's smaller events, organizers said they were encouraged by the turnout. An estimated 3,000 visitors attended, enjoying not only the festival itself but also the restaurants and shops in historic downtown Newberry.

Mack said the strong community response reaffirmed the festival's growing role in highlighting downtown as a hub for both residents and visitors. The event not only showcased local businesses but also fostered a sense of pride in Newberry's historic core.

With live music, classic cars, nostalgic costumes and charitable giving, the Fabulous 50's Festival once again blended entertainment with community spirit—leaving organizers optimistic about the festival's future as a fixture on Newberry's event calendar.

# # #

Email cwalker@alachuatoday.com



Photos special to *Alachua County Today*









CITY OF WALDO FLORIDA

## NOTICE

**QUALIFYING OFFICIALLY OPENS IN THE CITY OF WALDO ON**

**OCTOBER 6, 2025**

**SEATS OPEN ARE**

**COUNCIL Seat I (1)– TWO YEAR TERM**
**COUNCIL Seat III (3) – TWO YEAR TERM**
**COUNCIL Seat IV (4) – TWO YEAR TERM**

**THERE IS A $25.00 QUALIFYING FEE OR IN PLACE OF THE FEE THE CANDIDATE MAY SUBMIT A PETITION SIGNED BY TWENTY- FIVE REGISTERED ELECTORS OF THE CITY OF WALDO. THE PETITION MAY BE OBTAINED AT CITY HALL MONDAY THROUGH THURSDAY, 7:00A.M. -5:30 P.M. (closed Friday's) THIS PETITION MUST BE PRESENTED TO THE CLERK AFTER BEING VERIFIED IN WRITING BY THE ALACHUA COUNTY SUPERVISOR OF ELECTIONS. IN ADDITION TO THE QUALIFYING FEE THERE IS A ONE PERCENT (1%) STATE ELECTIONS ASSESSMENT OF $32.50**

**AND**

**THE CANDIDATE MUST BE A PERMANENT RESIDENT OF THE CITY OF WALDO (RESIDING WITHIN THE CORPORATE CITY BOUNDARY LINES FOR A MINIMUM OF 6 MONTHS PRIOR TO QUALIFYING DATE OF OCTOBER 6, 2025 AND A QUALIFIED ELECTOR OF THE CITY OF WALDO.**
**YOU MUST PRESENT A CURRENT VOTERS IDENTIFICATION CARD WHEN QUALIFYING.**

**City Hall hours are Monday – Thursday 7:00am-5:30pm-CLOSED FRIDAY'S**

**QUALIFYING CLOSES ON OCTOBER 16 AT 4:00PM**

(Published: Alachua County Today - October 02, 2025)

Window Screens Repair

River Basin Screen Repair, LLC

850-973-0110

river.basin.screen@gmail.com

Window Screens
Rescreening for Screened Rooms

Alachua County Today

is your best source for local news - 386.462.3355

## Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, October 22, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants · inc.

**Contact**: eda consultants inc.
**Ph**: 352-373-3541
**E-mail:** permitting@edafl.com

(Published: Alachua County Today - October 02, 2025)

LISTINGS for sale

HORIZON REALTY of ALACHUA, INC. EST. 1980




GC526852 $449,900

11418 NW 161ST STREET ALACHUA

This property is the definition of peaceful! Only 11 minutes from I-75 and Hwy 441, tucked away less than a 1/2 mile down a dirt road you will find a driveway lined with mature, natural hardwoods. Amongst the beautiful twenty acres, set back from the roadway, is the existing cleared homesite.




GC519208 $2,917 month

16407 NW 174TH DR D&E ALACHUA

Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School. Well-maintained office building across from Renasant Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professional!




GC526736 $789,000

221 RILEY LAKE DRIVE HAWTHORNE

Welcome to this gorgeous 1.38 acre lakefront haven on the private spring fed Riley Lake! This Jewel is a solid custom built home in the tranquil Star Lake Forest neighborhood east of Hawthorne, Florida. This exquisite 3-bedroom, 2 1/2 bathroom home offers amazing and stunning views of Riley Lake.




GC528297 $359,900

10851 NE 109TH STREET ARCHER

This stylish 4/2 sits on a spacious 1.6-acre corner lot. The grand open floor plan includes pillared formal dining with a high dormer window for natural light, an open breakfast bar, granite counters and tiled floors throughout the home.

HORIZON REALTY OF ALACHUA, INC.
WHAT'S ON YOUR HORIZON?

CALL TO ARRANGE A TOUR TODAY
PH: 386-462-4020
HORIZONREALTYFL.COM

ALACHUA, FLORIDA The Good Life Community

City of ALACHUA

## NOTICE OF BOARD VACANCY

## Senior Resources

The Alachua City Commission is accepting applications for two (2) vacancies on its **Senior Resources Advisory Board**. Appointments will be for a three-year term. A minimum of three (3) members must reside in the City of Alachua, and two (2) members may be residents of the greater Alachua area. Interested applicants must be willing to attend meetings at least quarterly and have a keen interest in senior resources.

To apply, you can obtain an application and information from our website at www.cityofalachua.com or contact the City of Alachua at (386) 418-6100 to request a copy. The City must receive applications for consideration on or before October 16, 2025. You may send your application to the City Clerk's Office, P.O. Box 9, Alachua, FL 32616, or drop it off at City Hall, 15100 NW 142 Terrace.

(Published: Alachua County Today - October 02 & 09, 2025)

# ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants - 2nd Neighborhood Workshop - Farmlands Commercial LUC-ZO**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 2, 2025**.

**Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.** More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **5th day of October 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

03038-001-000
LANG  VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

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12 SE 1st Street
Gainesville, FL 32601

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PO Box 2317
Alachua, FL 32616

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7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

# Neighborhood Meeting - Sign-in Sheet

**Project:** Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

**Date & Time:** Wednesday, October 22, 2025, at 6:00 PM

**Location:** Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

| NAME | ADDRESS | PHONE | EMAIL |
|---|---|---|---|
| DANA NOYES | 14520 NW 188th St Alachua | 720 599 5428 | dana.noyes@icloud.com |
| Robyn Smith | 14962 NW 14th St Alachua | | |
| Soorya Lindberg | | | soorya.lindberg@gmail.com |
| Gary Pappas | 16104 NW 188th St | 305 213 1121 | gmpfish@outlook.com |

# Neighborhood Meeting Minutes

**Project:** Farmlands Commercial Land Use Change & Rezoning

**Meeting Date & Time:** October 22, 2025 at 6:00 p.m.

**Community Participants:** 4 participants in total

**Project Representatives:**
Clay Sweger - eda
Sergio Reyes - eda
Stephanie Sutton - eda
Heather Hartman - eda
Keith Lerner - Property Owner
David Lerner - Property Owner
David Buckle - Foresite Group
Craig Brashier - NV5

**Meeting Minutes:**
The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What are the changes between the first workshop and the second?
A: Essentially, the change is the addition of 3 parcels along US 441 into the proposed rezoning area. In addition, the portion of the property proposed for commercial use are now proposed to be zoned 'PD-CCOMM' instead of 'Commercial Intensive.'

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

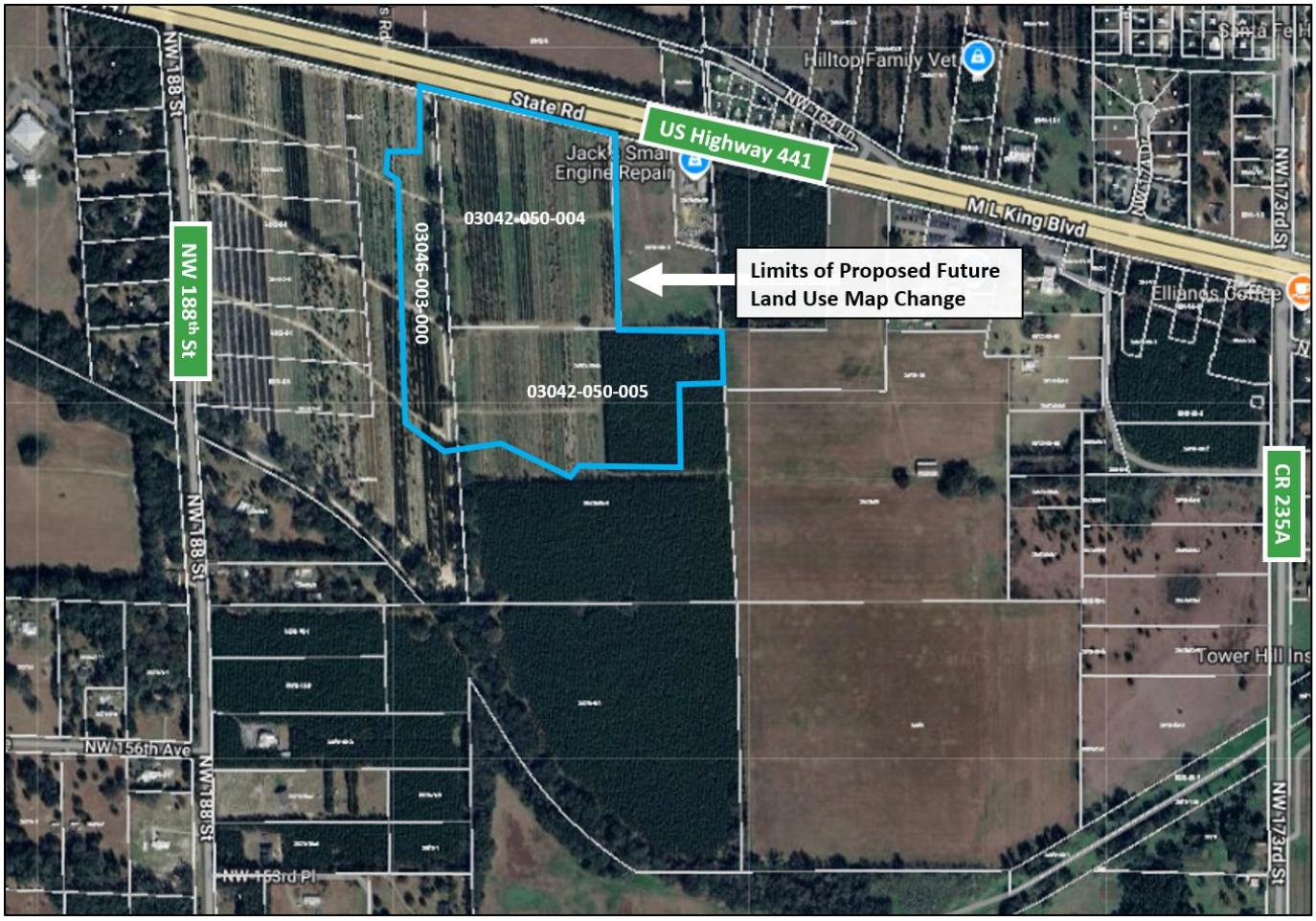
Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size. These requirements are not proposed to change from the approved zoning.

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Are there City utilities that serve the site?
A: Yes, the City serves water and sewer to the site.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

# *Future Land Use Map Amendment*
# *Justification Report*

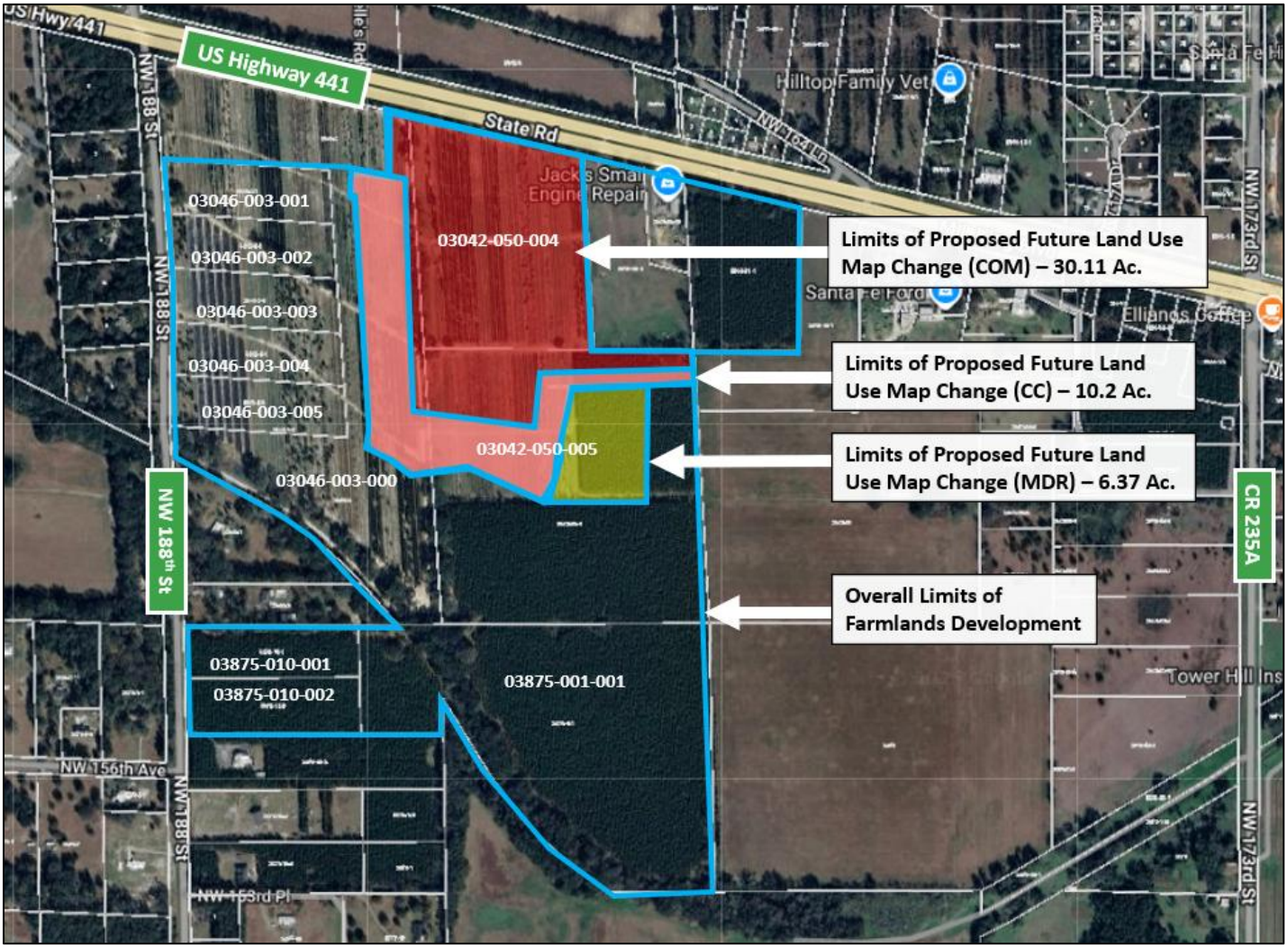



| | |
|---|---|
| Request: | Small Scale Future Land Use Map Amendment application from Community Commercial, Moderate Density Residential & Low Density Residential to Commercial and Community Commercial and from Low Density Residential to Moderate Density Residential. |
| Location: | 16600 block of US Highway 441 |
| Parcel Numbers: | 03046-003-000 (portion of), 03042-050-004, 03042-050-005 (portion of) |
| Acreage: | 46.7 +/- Acres |
| Prepared By: | Clay Sweger, AICP, LEED AP (eda consultants, inc.)<br>Gerry Dedenbach, AICP, LEED AP (NV5) |
| Date: | January 26, 2026, Revised March 3, 2026 |

## Background

The subject property is located at the 16600 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 46.68-acre subject property, that currently is utilized as a tree farm and contains timberland. The tax parcel numbers are 03046-003-000 (portion of), 03042-050-004, 03042-050-005 (portion of). The parcels are located within Section 8, Township 8, Range 18.

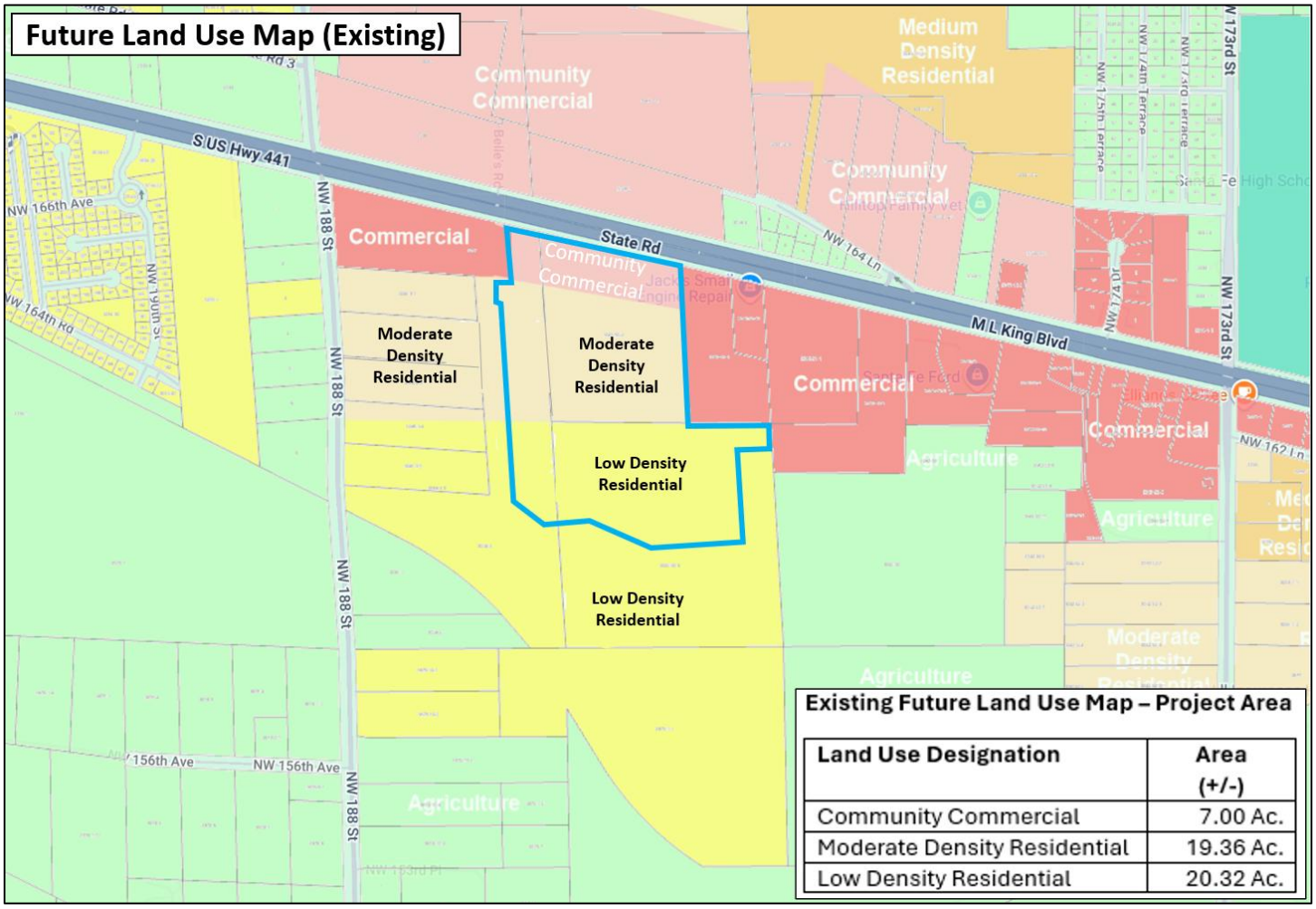
The subject property is part of a larger mixed use, Planned Development known as 'Farmlands' that consists of approximately 182 +/- acres. The overall boundary of this mixed use future development (with the portion newly proposed for Commercial (COM), Community Commercial (CC) and Moderate Density Residential (MDR) Future Land Use map designation) is identified below:



## Statement of Proposed Change

The property owners request a small-scale future land use map amendment to amend the future land use categories from Community Commercial to Commercial (approx. 7 acres), Moderate Density Residential to Commercial & Community Commercial (approx. 12.98 acres), Low Density Residential to Commercial & Community Commercial (approx. 20.33 acres) and Low Density Residential to Moderate Density Residential (approx. 6.37 acres). The related rezoning application is to rezone lands with the underlying Commercial future land use designation to Planned Development – Commercial (PD-COMM) and the Moderate Density Residential land use area to Planned Development – Residential (PD-R) for consistency with these future land use categories.

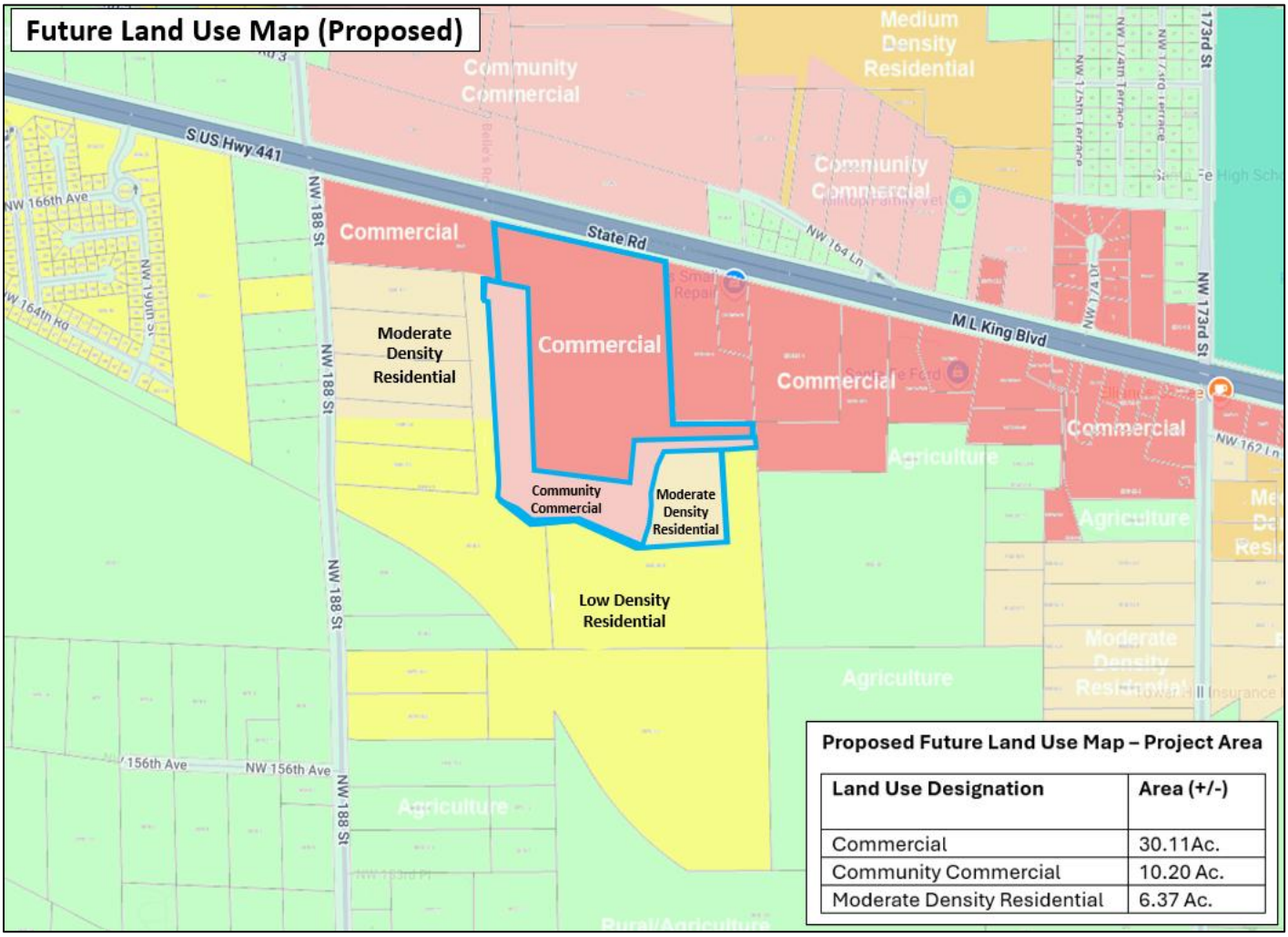
The existing Future Land Use Map for the project site and surrounding area is shown below:




| Land Use Designation | Area (+/-) |
|---|---|
| Community Commercial | 7.00 Ac. |
| Moderate Density Residential | 19.36 Ac. |
| Low Density Residential | 20.32 Ac. |

The subject parcel currently has a mix of commercial and residential future land use designations and is bounded on multiple sides by a similar mix of commercial and residential designations, including to the north and south, and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation.

The proposed Future Land Use Map for the project site and surrounding area is shown below:




**Proposed Future Land Use Map – Project Area**

| Land Use Designation | Area (+/-) |
|---|---|
| Commercial | 30.11Ac. |
| Community Commercial | 10.20 Ac. |
| Moderate Density Residential | 6.37 Ac. |

As indicated earlier, the proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related application that discusses the rezoning). The proposed rezoning would place a Planned Development – Commercial (PD-COMM) zoning on the property with a proposed Commercial and Community Commercial future land use area and Planned Development – Residential (PD-R) zoning on the property that would be consistent with the proposed future land use map designation of Moderate Density Residential on the property.

The Moderate Density Residential future land use designation allows for use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units and single family subdivisions throughout the context area and City as a whole.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate Density Residential future land use category as shown below, with desired uses in bold:

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

*The following uses are allowed in the Moderate Density Residential land use category:*

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

The Commercial and Community Commercial future land use designations are established to provide a wide range of goods and services to local consumers. The City of Alachua Comprehensive Plan Future Land Use Element describes the Commercial and Community Commercial future land use categories as shown below:

***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.*

***Policy 1.3.a: Community Commercial:*** *The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:*

*1. Neighborhood commercial establishments;*
*2. Residential/offices and live-work units;*
*3. Business and professional offices;*
*4. Personal services;*
*5. Financial institutions;*
*6. Retail sales and services that serve the community;*
*7. Eating establishments;*
*8. Indoor recreation/entertainment;*
*9. Single-family and multi-family residential above first floor commercial uses;*
*10. Visitor accommodations;*
*11. Supporting community services such as schools, houses of worship, parks, and community centers;*
*12. Traditional Neighborhood Planned Developments;*
*13. Single family attached units;*
*14. Apartments and townhomes; and,*
*15. Duplexes and quadplexes.*

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

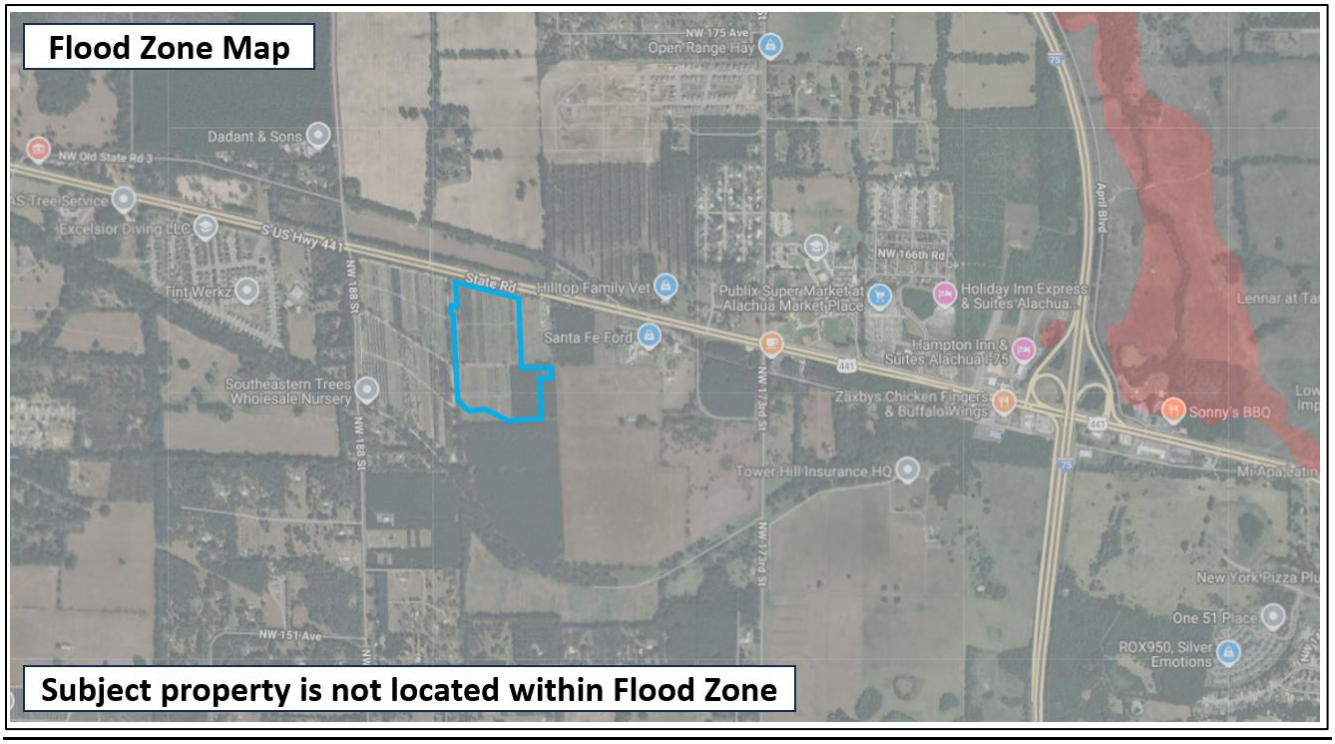
As described in the policies listed above, the proposed Commercial, Community Commercial and Moderate Density Residential future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to its location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types compatible in nature with the context area and City as a whole. In addition, the property is served by all necessary public facilities to serve future development of the site.

## Environmental / Suitability Analysis

The subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses and is suitable for urban development.

100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property and therefore, it is not an issue for future development. The figure below illustrates the flood zones:




Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below and therefore, it is not an issue for future development.



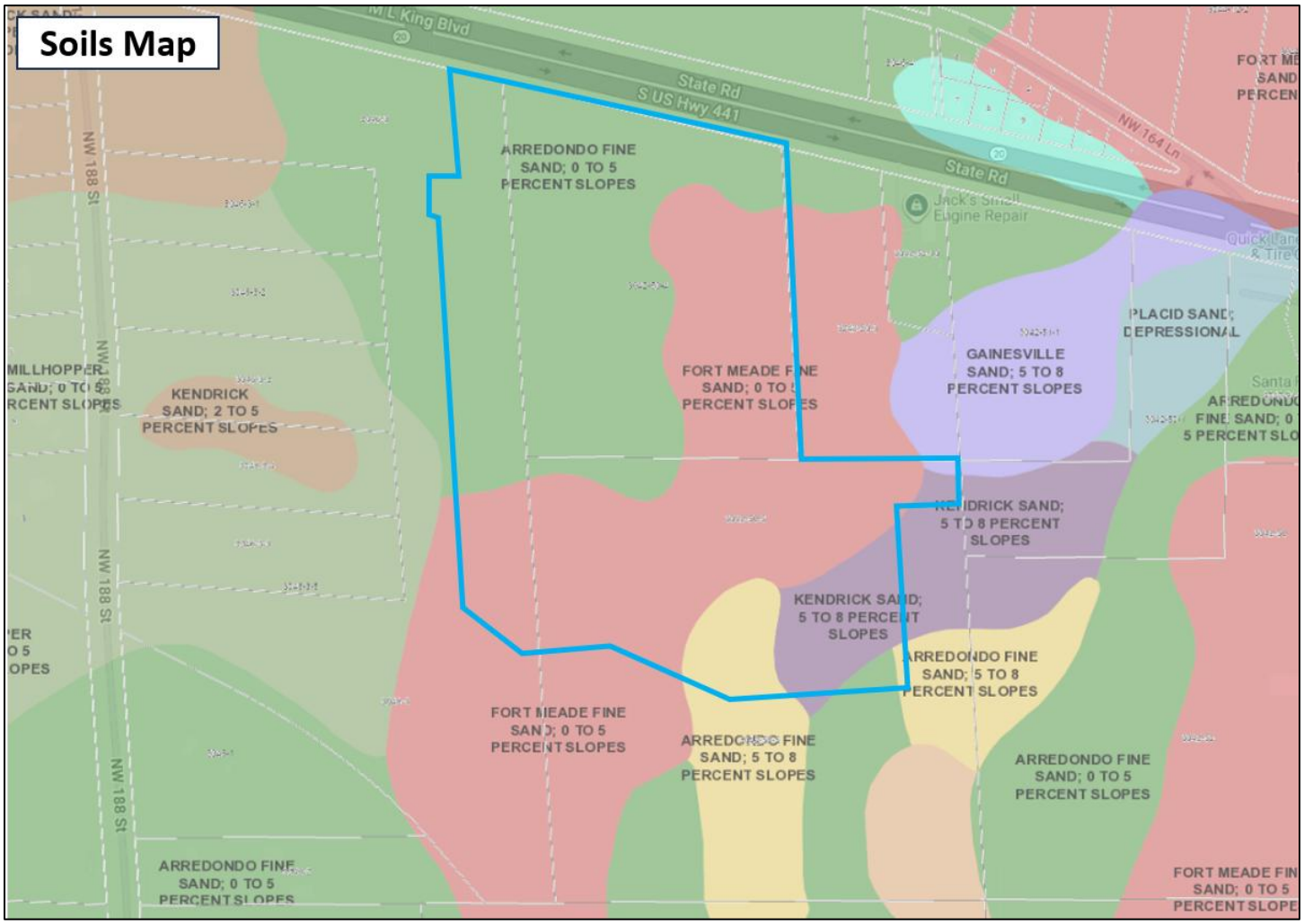

Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. A limited area of Arredondo fine sand, 5 to 8 percent slopes exists on the site's south. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

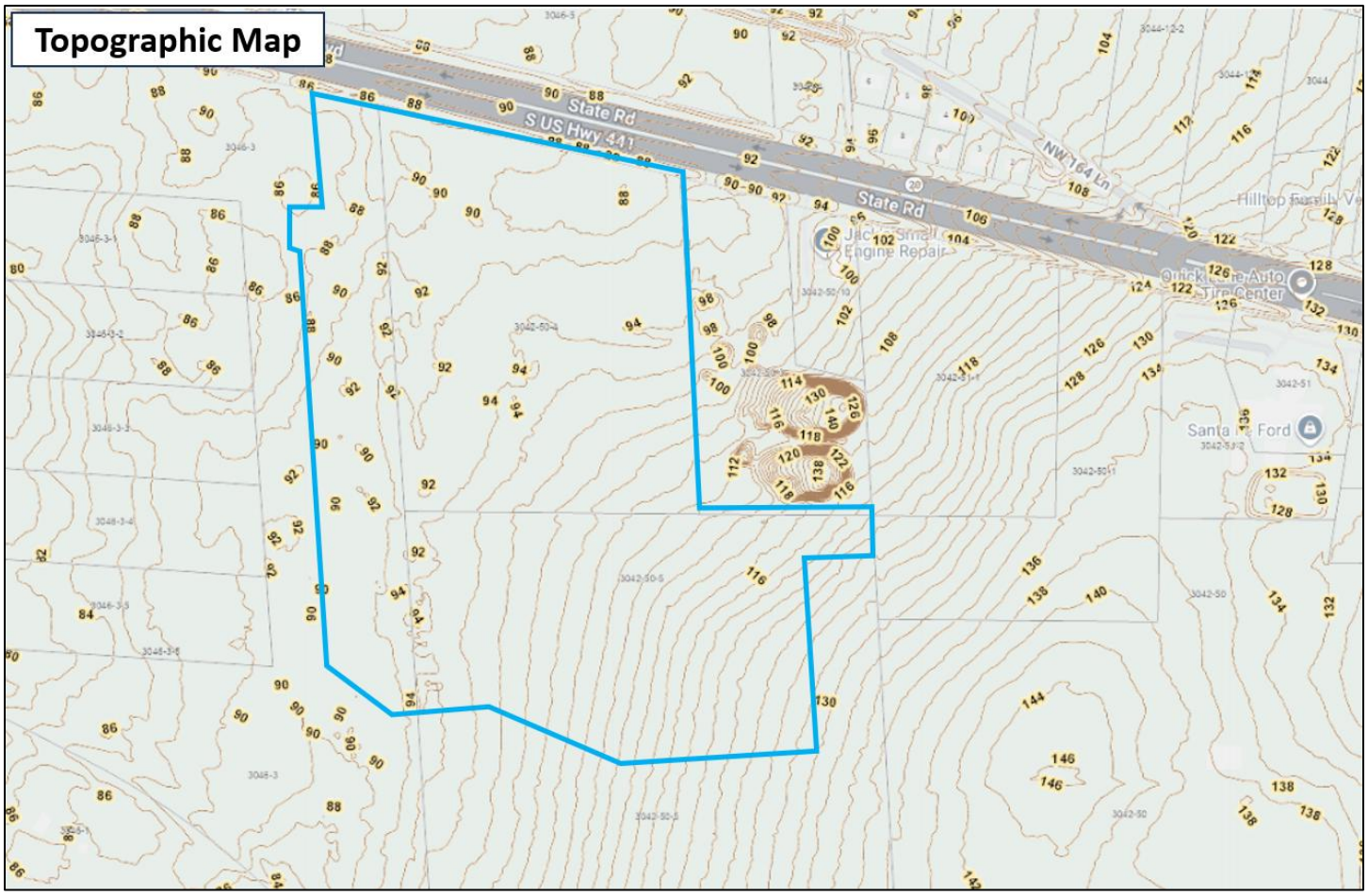
Kendrick sand, 5 to 8 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.




Topography:

The following figure illustrates the site's topography. The site slopes from 126 feet in the eastern portion to approximately 90 feet in the western portion of the property, spanning over a large expanse of land and poses no impediments to the site's proposed urban development program.




Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation the property is not located in the wellfield protection zone.

Wetlands:

The figure below illustrates that there are no wetlands located on the subject property, according to the National Wetlands Inventory (NWI) map below:




## Needs Analysis

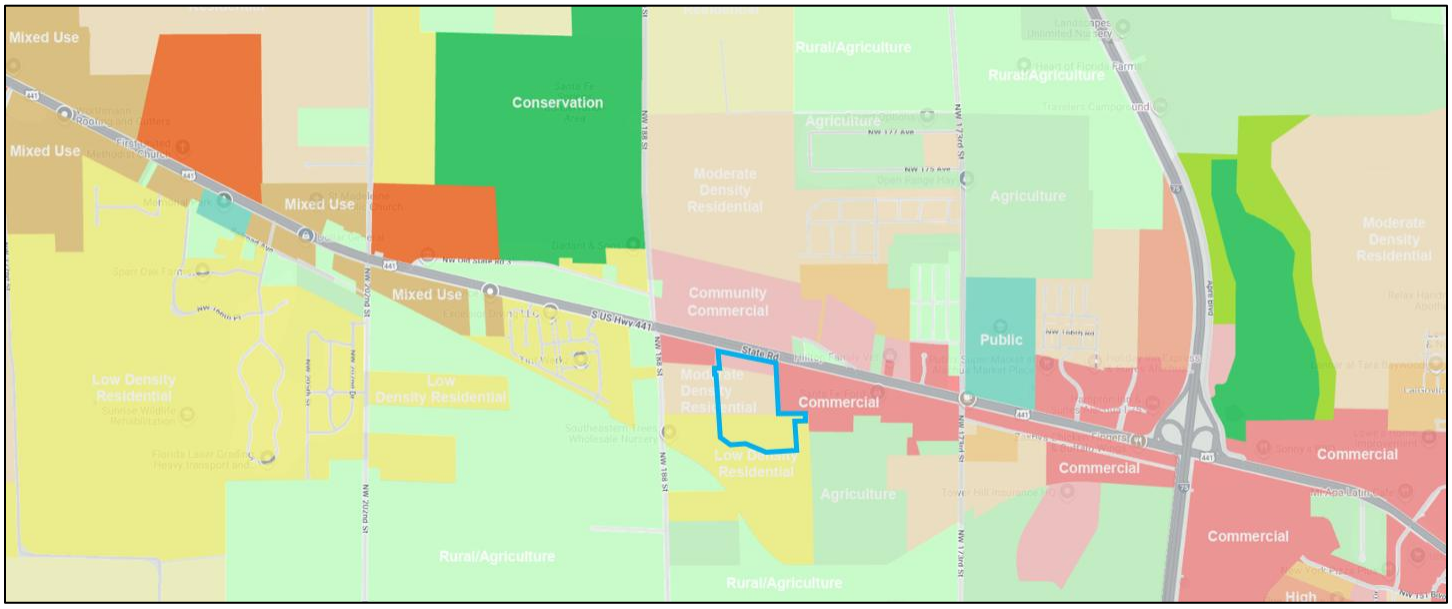
*State Requirements*

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

This proposed land use change is proposed in an urban area which includes existing nearby urban development in multiple directions with urban utility infrastructure services available. The site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities,

electric, telecommunications, police/fire protection, etc.) are readily available with adequate capacity to serve the site and fully accommodate on-site urban development. There is also existing residential and commercial development in the immediate vicinity of the parcel.

As indicated on the combined future land use maps for Alachua & High Springs, almost every property abutting US 441 has an urban land use designation.




*Existing vs. Proposed Designations*

The application proposes to amend the future land use category from Community Commercial to Commercial (approx. 7 acres), Moderate Density Residential to Commercial & Community Commercial (approx. 12.98 acres), Low Density Residential to Commercial & Community Commercial (approx. 20.33 acres) and Low Density Residential to Moderate Density Residential (approx. 6.37 acres). The proposed land use changes result in modest modifications to potential density & intensity for the site based on its existing designations and approved Planned Development Zoning Master Plan. The "Public Facilities Impact Analysis" section will analyze capacity to serve a potential development scenario on the site.

In summary, the tables below outline the net change in land use entitlements that would result in the proposed future land use map change:

**Existing FLU Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| Community Commercial | 7.0 | 0.5 FAR | 152,460 SF |
| Moderate Density Residential | 19.36 | 4 DUA | 77 Units |
| Low Density Residential | 20.32 | 1 DUA | 20 Units |
| **Total** | **46.68** | | **152,460 SF / 97 Units** |

**Proposed FLU Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| Commercial | 30.11 | 0.17 FAR | 222,970 SF |
| Community Commercial | 10.20 | 0.17 FAR | 75,533 SF |
| Moderate Density Residential | 6.37 | 4 DUA | 25 Units |
| **Total** | **46.68** | | **298,503 SF / 25 Units** |

**Net Change**

| | |
|---|---|
| Non-Residential | **+146,043 SF** |
| Residential | **-72 Units** |

The site is located within an urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. The existing developed nature and urban character of the US 441 corridor within the City of Alachua indicates this area is continuing its urbanizing form and there is a need for additional commercial and residential use options in the City and for residents in the context area and proximate Cities of High Springs and Newberry.

Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land with similar commercial and residential designations are located within 1/8 mile of the subject property and developing a mix of uses upon this land will support the concept of urban development and City of Alachua growth strategies.

The City of Alachua Moderate Density Residential future land use designation allows for a variety of residential use types within the City of Alachua. Further, as single family detached development is in high demand, the land use change will help facilitate this development type.

The land use change also provides approximately 40 acres of commercially viable land which according to Policy 1.3.a and 1.3.b of the City of Alachua Comprehensive Plan, is established to provide a wide range of goods and services to local consumers. While the commercial land use does permit multifamily residential development, the existing property value does not support residential development at the permitted density that would be marketable and financially feasible. Based on comparable land values to similar projects in the vicinity, the commercial land use area would need to provide a residential density far in excess of the permitted 15 DUA to match projected values of the commercial land use area. Such a density is not currently marketable in the vicinity.

Minimum Land Use Needs Analysis: The proposed map amendments will not result in a reduction in the minimum amount of lands (land uses) necessary to accommodate the projected population growth for the 10 year planning period, as summarized below:

- Population Projection for 10-year Planning Period (2025)*: +7,100 Persons
- Associated # of Residential Units Needed for +7,100 Population (2.65 / Unit*): 2,679 Units
- Amount of Vacant Land Currently Available in Moderate Density FLU designation*: 1,537 Acres
- Associated # of Units for Vacant Land in Moderate Density FLU designation (4 DUA): 6,148 Units
- Available Capacity to Serve 10-Year Planning Period: 3,469 Units
- Less Reduction Resulting from Proposed Map Amendment -72 Units
- Net Capacity to Serve Residential Demand in 10-Year Planning Period 3,397 Units

**Source: City of Alachua Data & Analysis (2020)*

Summary: Based on population projections and associated information provided in the City's Data & Analysis Report for the planning period (2035) there is more than adequate capacity within the currently adopted Future Land Use Map to accommodate the projected growth within just the Moderate Density Residential land use area. The minimal reduction of residential units proposed will not affect the City's ability to provide adequate land for residential growth. Moreover, the proposed project will provide residential housing within a mixed use development, consistent with the City's vision and goals for creating a resilient community.

## Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories, relative to the City's Level of Service (LOS) standards.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve on-site development scenarios. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon realistic maximum development scenarios, any new development allowed in the proposed land use categories will operate within the City's LOS standards outlined in the Comprehensive Plan and LDR's.
*Development Scenario Impact:* The net difference between the existing and proposed future land use designations is described below:

**Existing FLU Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| Community Commercial | 7.0 | 0.5 FAR | 152,460 SF |
| Moderate Density Residential | 19.36 | 4 DUA | 77 Units |
| Low Density Residential | 20.32 | 1 DUA | 20 Units |
| **Total** | **46.68** | | **152,460 SF / 97 Units** |

**Proposed FLU Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| Commercial | 30.11 | 0.17 FAR | 222,970 SF |
| Community Commercial | 10.20 | 0.17 FAR | 75,533 SF |
| Moderate Density Residential | 6.37 | 4 DUA | 25 Units |
| **Total** | **46.68** | | **298,503 SF / 25 Units** |

**Net Change**

| | |
|---|---|
| Non-Residential | **+146,043 SF** |
| Residential | **-72 Units** |

The following public facilities impact information is based on the net changes indicated above.

Traffic:

Please refer to the Roadway Segment and LOS Analysis Report prepared by Optimus Traffic Solutions.

While there are existing segments of US 441 currently functioning either at or slightly over currently adopted Level of Service standards, the proposed project does not overly exacerbate existing conditions and brings forth opportunities to implement both capacity and safety strategies to the US 441 corridor and City as a whole. Items to be considered during the site plan approval process such as, but not limited to, Transportation System Management (TSM), Transportation Demand Management (TDM), Roadway Segment reclassification, Speed limit reductions, and overall re-evaluation of Level of Services / Quality Level of Service standards are all items the City of Alachua could consider moving forward.

Notably, at the two (2) Neighborhood meetings, our public engagement had several participants sharing how historic traffic volumes have increased over the last several decades and their desire for operational and/or safety modifications being greatly appreciated, during the course of site plan approval process. Many local participants stated their turning movements onto US 441 now take longer and they would appreciate operational modifications be considered and approved by the Florida Department of Transportation during the course of site plan review.
In addition, it was noted by many the introduction of service and retail establishments closer to their homes will reduce overall trip lengths, which equates to lower Vehicle Miles Traveled (VMT) in the transportation network. In addition, the introduction of a mixed-use component to the existing approved residential community will create greater opportunities for daily and specific trips being satisfied by non-motorized travel options. These items represent and reinforce many of the City of Alachua's recently adopted Land Development Regulations contained in Section 4.7 and the City's Strategic Goals, Objectives, and Policies contained within the Comprehensive Plan.

Sanitary Sewer:

*Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.*

*Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

The following analysis examines public facilities impacts to City wastewater facilities. For residential uses, the flow rates were calculated using the ratio of 250 GPD / unit (-72 Units x 250 GPD = -18,000 GPD. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (146,043 SF x 0.1 GAL/SF = 14,604 GPD).* Net generation between residential and commercial changes is -3,395 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

**Sanitary Sewer Impacts**

| System Category | GPD |
|---|---|
| Treatment Plan Current Permitted Capacity | 1,500,000 |
| Less Actual Treatment Plant Flows | 813,000 |
| Reserved Capacity | 314,385 |
| Site Demand | -3,396 |
| **Residual Capacity** | **376,011** |

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (146,043 SF x 0.1 GAL/SF = 14,604 GPD*
3. *Single Family Calculations: 250 Gal/Unit per day x -72 Units = -18,000 GPD*

Potable Water:

*Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.*

*Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

The following analysis examines public facilities impacts to City potable water facilities. For residential uses, the flow rates were calculated using the ratio of 275 GPD / unit (-72 Units x 275 GPD = -19,800 GPD). For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (146,043 SF x 0.1 GAL/SF = 14,604 GPD.* Net generation between residential and commercial changes is -5,196 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

**Potable Water Impacts**

| System Category | GPD |
|---|---|
| Current Permitted Capacity | 2,300,000 |
| Less Actual Potable Water Flows | 1,565,000 |
| Reserved Capacity[2] | 338,499 |
| Site Demand | -5,196 |
| **Residual Capacity** | **401,697** |

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): 146,043 x 0.1 GAL/SF = 14,604 GPD*
3. *Single Family Calculations: 275 Gal/Unit per day x -72 Units= -19,800 GPD*

Solid Waste:

*Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

*Maximum Development Scenario Project Impact:* Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (-72 units x 2.3 residents per unit x 0.73 tons/year per capita = -121 tons). Commercial uses generate approximately 635 tons (based on calculation indicated in Footnote #2 below).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

**Solid Waste Impact**

| | |
|---|---|
| Solid Waste Impact – Residential Land Uses[1] | -121 Tons |
| Solid Waste Impact – Commercial Land Uses[2] | 320 Tons |
| Net Increase | 199 Tons |

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)= -121 Tons/Year*
2. *Formula: ((12 lbs per 1,000 SF/day x 146,043 SF) x 365 days/year) / 2,000 = 320 Tons/Year*

**Source*: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

## PUBLIC SCHOOLS

The proposed Future Land Use Map amendment will result in a net reduction of permitted residential density of 72 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on the City's public school facilities adopted LOS.

## RECREATION

The proposed amendment to the Future Land Use Map will result in a net reduction of permitted residential density of 72 units. As such, there will be a reduction of recreation area demand. Based on this, the amendment will lessen impacts on recreation adopted Level of Service.

**Recreation Impact Table**

| System Category | Acreage |
|---|---|
| Existing City of Alachua Recreation Acreage | 135.48 |
| Acreage Required to Serve Existing Population | 56.48 |
| Reserved Capacity | 11.64 |
| Site Demand | -0.99 |
| **Available Recreation Acreage** | **68.35** |

1. *Source: City of Alachua Public Services Department, October 2025*

2. *Calculations for Proposed Project: -72 Units x 2.76 persons/household x 5 acres / 1,000 persons = -0.99 acres*

Stormwater:

*Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

**FIRE / EMS**

The proposed development will be served by Fire Station #21 located at 16121 NW 173rd Street.

**POLICE**

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

## Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in future land use designations. The following list of adjacent uses illustrates the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

*North:* US Highway 441, Undeveloped Property
Community Commercial future land use designation

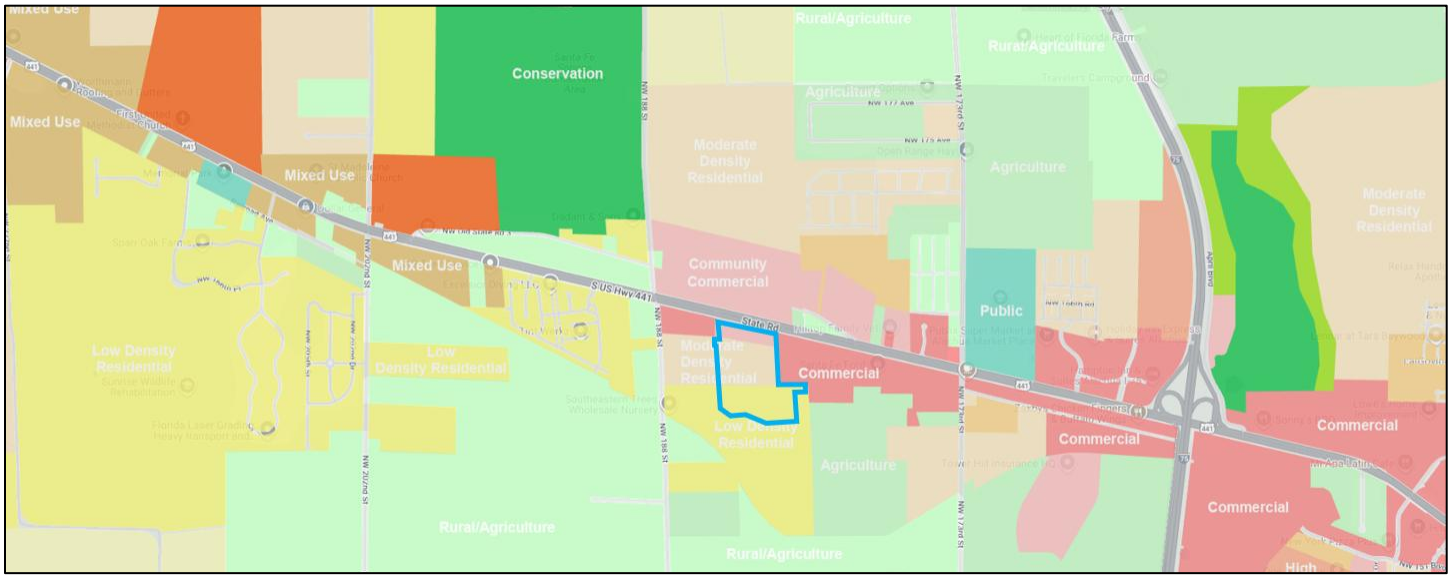
*East:* Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed Commercial, Community Commercial and Moderate Density Residential future land use designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441)

and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs, almost all properties abutting US 441 have urban designations.




## Urban Sprawl Analysis

Urban Sprawl Indicators

This amendment has been analyzed to determine that the plan amendment incorporates a development pattern or urban form that achieves at least four of the following criteria indicating that it discourages urban sprawl (Ch. 163.3177(6)(a)(9)(b), F.S.).

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

**Response: The proposed land use map amendment to the commercial and residential map designations is in a geographic area with all necessary urban services available to serve urban development on the property (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) along a State arterial highway (US 441) and proximity to Interstate 75. In addition, future development shall comply with the applicable regulations regarding protection of natural resources.**

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

**Response: The subject property is currently served by a State arterial roadway for full access (US Highway 441). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel.**

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

**Response: The proposed future land use map amendment will include a mix of residential and non-residential land uses that will provide the appropriate designations to support a proposed companion mixed use Planned Development (PD-R / PD-COMM) zoning, which will include a master plan to interconnect the residential and non-residential uses and will include urban design standards to promote walkability. Sidewalks, trails, and bicycle facilities will encourage non-motorized travel within the mixed-use community. In addition, convenient access will prove a live, work, play environment where individuals will be able to enjoy daily activities, walk to work, and enjoy the site's amenities without the need to drive to multiple other locations.**

*(IV) Promotes conservation of water and energy.*

**Response: The proposed future land use map amendment will promote a mix of residential and non-residential uses in an area in which the City has adequate public infrastructure to support growth. Development in urbanized/urbanizing areas with appropriate water and sewer services available help promote overall conservation of water and energy. Creation of the mixed-use community also reduces Vehicle Miles Traveled (VMT) which promotes energy conservation of both fossil fuels and electric power.**

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

**Response: Currently, there are agricultural and silviculture operations upon the subject property. However, the property owner plans to preserve (not eliminate) their existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.**

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

**Response: The proposed map amendment will promote the provision of open space and recreation areas. Currently, the subject property does not include any dedicated public open spaces or recreation areas. The future development of the property with a residential development will be required by City regulations to provide these types of amenities.**

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

**Response: The proposed land use map amendment for the commercial, community commercial, and residential map designations provides an additional mix of residential non-residential land uses that complement each other along US Highway 441 in an area with centralized services available.**

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

**Response: The proposed future land use map amendment will include a mix of residential and non-residential land uses at urban densities and intensities to create a development pattern that will discourage sprawl due to the locational characteristics of the subject property, including adjacency to a state arterial highway, availability of centralized public facilities, etc.**

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

**Response: The proposed amendment creates a mix of commercial, community commercial, and residential land use designations in an area of the City of Alachua suited for development due to it geographic location and availability of centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc. Existing public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines.**

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

**Response: The subject property is located in an urban area along US Highway 441 with significant urban development near the US 441 / I-75 interchange. To the east and west of the subject property (along US Highway 441) are properties with commercial land use & zoning designations. In addition, multiple developed properties with complimentary commercial and residential future land use designations are in the vicinity. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the developer.**

**According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection of centralized water & sewer utilities, electric, telecommunications, etc.**

*3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

**Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. The proposed development upon the subject property is mixed-use and internally connected , thus not promoting strip development. This development form promotes consistency with the Comprehensive Plans overall goals for the land use pattern along the US 441 corridor and throughout the City of Alachua.**

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

**Response: On site environmental resources will be protected during development plan permitting in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.**

*5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.*

**Response: Currently, there are agricultural or silviculture operations within the subject property. However, the property owner plans to relocate, not eliminate, their existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.**

*6. Fails to maximize use of existing public facilities and services.*

**Response: Upon approval of the site's land use change and development plan permits, all existing utilities provided by the City of Alachua shall be utilized. A State arterial roadway (US 441) provides full access to the property. Centralized water & sewer utilities, electric, telecommunications are currently available to serve the subject property. Connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future development.**

*7. Fails to maximize use of future public facilities and services.*

**Response: As stated above, future development will be required to maximize the use of future public facilities and services available to serve the site. Connections to such utilities will be**

**provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future. This may involve connection to *future public facilities and services*.**

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

**Response: The subject property is located in the urban part of the City of Alachua abutting an existing State arterial roadway and a secondary paved road. Potable water and sanitary sewer, law enforcement, educational, health care, fire and emergency response, and general government facilities and services are available within the City of Alachua. According to the City Public Services Department, utilities are available to service the parcel's future development. Adequate vehicular capacity is currently available on the local road network to serve future development on site. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.**

*9. Fails to provide a clear separation between rural and urban uses.*

**Response: The subject property is within the City of Alachua's urbanized area and located directly on US Highway 441, with availability of centralized utilities and consistent with the area's land use pattern. The transitional density gradient created by the requested Future Land Use Map amendment creates a clear separation between rural and urban uses to the south and southwest of the site.**

*10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.*

**Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The site's proposed development as a mix of commercial and residential uses along the US 441 corridor with public services available (water, sewer, police, fire, etc.) in an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations along US 441 adjacent to the subject property.**

*11. Fails to encourage an attractive and functional mix of uses.*

**Response: The proposed land use change seeks and attractive and functional mix of uses in the immediate area, which includes commercial and residential uses.**

*12. Results in poor accessibility among linked and related land uses.*

**Response: The proposed amendment will not result in poor accessibility among linked and related uses. Future development will provide interconnectivity within the site and to the context area to the extent practicable.**

*13. Results in loss of significant amounts of functional open space.*

**Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of any future development, per City of Alachua LDR requirements.**

## Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, Economic Element and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

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

*The following uses are allowed in the Moderate Density Residential land use category:*

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

The Commercial future land use designation is established to provide a wide range of goods and services to local consumers. The City of Alachua Comprehensive Plan Future Land Use Element describes the Commercial future land use category as shown below:

***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.*

***Policy 1.3.a: Community Commercial:*** *The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:*

1. *Neighborhood commercial establishments;*
2. *Residential/offices and live-work units;*
3. *Business and professional offices;*
4. *Personal services;*
5. *Financial institutions;*
6. *Retail sales and services that serve the community;*

*7. Eating establishments;*
*8. Indoor recreation/entertainment;*
*9. Single-family and multi-family residential above first floor commercial uses;*
*10. Visitor accommodations;*
*11. Supporting community services such as schools, houses of worship, parks, and community centers;*
*12. Traditional Neighborhood Planned Developments;*
*13. Single family attached units;*
*14. Apartments and townhomes; and,*
*15. Duplexes and quadplexes.*

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

**Consistency: As described in the policies listed above, the proposed Commercial, Community Commercial and Moderate Density Residential future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use map designations are appropriate due to its location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve the site's future development.**

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

1. *Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.*

2. *Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.*

3. *Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.*

4. *A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.*

**Consistency: The proposed land use map amendment is consistent with this Policy. A transitional land use gradient has been introduced between residential areas and the**

**Commercial land use area. The proposed map change will not create a strip pattern of development as the property is currently abutted by portions of both the east and west sides and will create a concentrated commercial node that does not create a sprawl-like pattern.**

**The introduction of Community Commercial, as a banded area around the core commercial area provides a de-intensifying area where stormwater management facilities and transitional landscape buffering will occur. The proposed land use map provides compatibility between the proposed Commercial future land use area and the adjacent residential areas by placing a lower intensity Community Commercial land use designation as a step-down development approach.**

**In addition, the overall property is proposed to be developed under one mixed use master plan, which will provide integrated traffic circulation, appropriate setbacks and buffers to provide further compatibility between uses. The site's master plan also includes extensive pedestrian/bicycle facilities to promote non-motorized means of travel throughout the mixed use community.**

*Objective 2.5:* *Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.*

*Policy 2.5.a:* *There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.*

*Policy 2.5.b:* *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

**Consistency:** **Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Regulations.**

*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.*

**Consistency:** **As stated in the 'Environmental / Suitability Analysis' section of the report, the subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses and is suitable for urban development. The proposed future land use categories provide for future use of the land that is consistent and appropriate with the site characteristics identified above.**

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

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

**Consistency:** **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property abuts a State arterial roadway for full access (US Highway 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to serve the site's future development.**

**New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.**

*GOAL 9:* *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, 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 Comprehensive Plan*

**Consistency:** **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

*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.*

**Consistency:** **An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on potential land use maximum net development scenarios indicate that the proposed future land use map amendment will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

*Community Facilities Element:*

*Goal 1:* *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

*Objective 1.2* *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

*Goal 2:* *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

*Goal 3:* *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

*Goal 4:* *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

*Objective 4.1* *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

**Consistency:** **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the site will be required to connect with potable water and wastewater facilities consistent with the above Goals and Objectives. Stormwater management facilities for development upon the site will be required consistent with adopted engineering standards.**

*Conservation & Open Space Element:*

**The proposed future land use map amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:**

*Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).*

**Consistency:** **There are no specific development proposals associated with this future land use amendment application, therefore there are no air quality assessments. Any future development proposal associated with the site will meet the City's air quality standards.**

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

**Consistency:** **As described in the Environmental Analysis section of this application, the existing soil types on site have minimal to no limitations for urban development.**

*Policy 1.5.c: 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.*

**Response: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the site's future development and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas complying with all applicable City, County, and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.**

*Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.*

**Consistency: There are no known mineral resources within the subject property.**

*Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.*

**Consistency: There are no known or identified geological resources on the property.**

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

**Consistency: No wetlands are located on the subject property.**

*Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.*

**Consistency: The required open and green space requirements shall be met upon subsequent development of the site.**

*Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.*

**Consistency: The site's future development will be connected to centralized water and sewer facilities consistent with the requirements in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

**Response: There are no surface water bodies located on the project site.**

Capital Improvements Element:

*Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.*

**Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.**

**New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.**

**Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.**

Public Schools Element

*Objective 2.2: Level of Service Standards The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.*

**Consistency: An analysis of the impacts to public schools facilities has been provided within 'Public Facilities Analysis' section of the Report. The proposed Future Land Use Map amendment will result in a net reduction of permitted residential density of 72 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on the City's public school facilities adopted LOS.**

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.*

**Consistency: This amendment would support additional housing within the City, thereby furthering Policy 1.1.a. The Moderate Density Residential future land use category allows for a**

**variety of housing types, including single family detached dwelling units, accessory dwelling units; duplexes and quadplexes and townhomes.**

Recreation Element

*Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.*

**Consistency: An analysis of the impacts to recreation facilities has been provided within 'Public Facilities Analysis' section of the Report. As stated, the proposed future land use map amendment will result in a reduction of recreation area demand. Based on this, the amendment will lessen impacts on recreation adopted Level of Service.**

| | |
|---|---|
| **From:** | Pamela Blasetti |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | 6/8 No to Farmlands: Protect Small Businesses |
| **Date:** | Wednesday, June 3, 2026 2:06:39 AM |

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

| | |
|---|---|
| **From:** | radhessunita@yahoo.com |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | 6/8 No to Farmlands: Protect Small Businesses |
| **Date:** | Tuesday, June 2, 2026 10:04:05 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: %2��...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make.%2�� Please consider my voice in your decision.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.
Sunita Sherrie Gay Parke
Yahoo Mail: Search, Organize, Conquer

**From:** David Lindberg
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** 6/8 No to Farmlands: Protect Small Businesses
**Date:** Tuesday, June 2, 2026 9:56:36 PM

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Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

**From:** Fernanda Thompson
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** 6/8 No to Farmlands: Protect Small Businesses
**Date:** Tuesday, June 2, 2026 4:05:22 PM

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Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

**From:** Julie Harris
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** 6/8 No to Farmlands: Protect Small Businesses
**Date:** Tuesday, June 2, 2026 2:28:13 PM

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Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our communities. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Detrimental impacts to downtown Main Street Alachua and High Springs, and community character of both towns. Thank you for your time and consideration.

**From:** Rudy Rothseiden
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** 6/8 No to Farmlands: Protect Small Businesses
**Date:** Wednesday, June 3, 2026 7:00:40 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

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* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

| | |
|---|---|
| **From:** | Hans Havlik |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice |
| **Date:** | Monday, June 1, 2026 5:37:02 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

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* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

**Hans Havlik**

AI Solutions Engineer | Founder, Zen Solutions

*Where timeless wisdom meets AI/ML technology and systems engineering.*

GitHub | Substack | YouTube

**Schedule a Conversation**

**From:** Faith Collins
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
**Date:** Monday, June 1, 2026 10:08:41 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

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* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

**From:** Thomas Parks
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
**Date:** Saturday, May 30, 2026 9:56:56 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

| | |
|---|---|
| **From:** | Steven M Schell |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice |
| **Date:** | Thursday, May 28, 2026 10:12:04 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.
Steven Schell

| | |
|---|---|
| **From:** | Karen Mott |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice |
| **Date:** | Thursday, May 28, 2026 12:06:35 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

I moved here from Long Island NY 12 years ago. My home was in an area where there was acres upon acres of farmland. Over the years developers built new neighborhoods with huge houses on small pieces of property. Before you knew it the majority of the people who had moved to the area to get away from congestion realized that they didn't like driving 15 minutes to a store and they missed all of the conveniences of the area they moved from. Little by little every conceivable creature comfort was built which changed the whole landscape and feel of the town.
In today's world people can shop online and have everything under the sun delivered to their home.
I really would hate to see this same thing happening here.

Thank you for your time and consideration.
Sincerely,
Karen Mott
8219 NW 226th Street
Alachua, FL
Sent from my iPad

| | |
|---|---|
| **From:** | Carol Nicholson |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice |
| **Date:** | Thursday, May 28, 2026 10:39:52 AM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.
Carol Nicholson

**From:** April Heritage
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
**Date:** Thursday, May 28, 2026 10:03:20 AM

---

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

| | |
|---|---|
| **From:** | Brooke Watson |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice |
| **Date:** | Thursday, May 28, 2026 8:33:14 AM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice, and the others that have reached out to you,  in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs as well as harm local small businesses, which can affect the local charm that defines our community

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street, small businesses, and community character

Thank you for your time and consideration.

Respectfully,
Brooke Watson

| | |
|---|---|
| **From:** | Gillian Robinson |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice |
| **Date:** | Tuesday, June 2, 2026 4:05:14 AM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

**From:** Gary Pappas
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands -- May 4th agenda item
**Date:** Sunday, April 26, 2026 1:24:50 PM

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Dear Mr. Mayor and Commissioners,

On May 4th you will consider Ordinance 26-09 submitted by the so-called "Farmlands" development of Southeastern Tree Farm bordering US 441 and NW 188th Street. I am writing to encourage you to vote "**No**".

Farmlands is asking the City to change 46 acres of its Comprehensive Land Use Map from primarily Residential to Commercial Intensive to make way for a 60 acre shopping center with 450,000 square feet of retail space.

The anchor tenant of this sprawling shopping center will likely be a Walmart Supercenter with its associated gas station and automotive center. A Walmart in this location will attract north and southbound travelers on I-75 and will draw in customers from miles to the east and west. US 441 already experiences heavy congestion throughout the day in this area. The addition of regional traffic to the Walmart will substantially increase daily travel time for residents and will negatively impact the small-town feel of our community. In addition, a Walmart will inevitably pull commercial activity away from downtown Alachua and is likely to drive local mom-and-pop stores out of business.

Please do not allow this bad idea to proceed. Thank you.

Gary Pappas

**From:** Denise Lugris Connard
**To:** Planning Division
**Subject:** Farmlands Comp Plan
**Date:** Saturday, May 30, 2026 10:13:04 AM

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We just know that this adjustment to the plan will wreak havoc for our wonderful community. These concerns we residents have ned to be taken seriously— Please protect our community and what makes Alachua a good life community with small town vibes and culture. Please protect that.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Denise Lugris Connard
19111 NW 156th Ave
Alachua, FL 32615
denise1fl@gmail.com

(561) 386-5745

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

| | |
|---|---|
| **From:** | dlugri |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands Land Use - May 4th meeting |
| **Date:** | Monday, April 27, 2026 11:21:09 AM |

Good morning Mr. Mayor and Commissioners,

We are writing in regards to the upcoming May 4th agenda item "Farmlands" and the request for changes in the Future Land Use Map. We respectfully and urgently request that you all vote NO on this request as it is proposed.

If it is developed as this request proposes - with possibly a large national anchor tenant, like Walmart - this location will draw immense regional traffic well beyond what the roads can or are designed to handle. Also to be considered are the damaging effects to the environment, our local small businesses and our small town charm.

This change to the type of land use is a policy decision, not an automatic approval. You are not required to approve it and surely you can see it would be a detriment to all of us and our lovely community.

US Hwy 441 already experiences heavy congestion with daily back-ups (both directions), and additional regional traffic would definitely increase the already congested traffic. Growth at this scale will negatively affect us and we will certainly lose the small-town feel that has drawn people to Alachua and which Alachua has promoted and been proud of.

No doubt a large commercial center will pull activity away from our downtown Main Street, decrease purchases at small, family-owned business and affect the charm that defines our community.

Each of you has the ability and authority to decide if this level of intensity is right for this location. Your vote can be NO —— PLEASE vote NO on this proposal and require the applicant to come back with a less intensive proposal. PLEASE consider the consequences of such a proposed land use. Our community needs protection and you can protect it!

Key considerations:
- **Traffic**: Increased regional traffic on an already congested US 441
- **Scale**: A significant increase in commercial intensity
- **Community impact**: Significant impacts to downtown Main Street, other small businesses in the area and our rural character/small town charm

We appreciate your time and consideration in the very important vote.

Steve & Denise Connard
19111 NW 156th Ave.
Alachua, FL 32615

**From:** Stella Burnham
**To:** Planning Division; City Commissioners
**Subject:** Farmlands May 4th
**Date:** Friday, April 24, 2026 6:16:07 PM

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I firmly oppose the commercial use of the Farmland Commerical project in Alachua area. Frankly even the name of this project is disgraceful. My family has farmed in Alachua for four generations and the casual disregard for the farming community is repulsive to me.

The rapid development in this town poses a significant threat to our community's well-being. The traffic congestion on 441 is unbearable, and the small town is being gradually displaced from its long-time residents. We have chosen to live here because we desire a peaceful and less crowded environment.

Over the past five years, the Alachua Commission has made decisions that have negatively impacted the town's sustainability. The unsustainable development of farmland has resulted in the destruction of the Mill Creek sink, which is a vital natural resource for our community. It is imperative that the commission consider the long-term consequences of its actions and prioritize the preservation of our environment. These changes are not sustainable with the current resources.

We did not want the hundreds of additional homes that were recently approved. Now Alachua County school board wants to close two of the local schools, which will create the perfect storm for traffic in Alachua each morning. None of these plans are sustainable. Do you commissioners live here and experience this traffic? How can you not be concerned?

As a lifelong resident of Alachua, I am deeply concerned about the direction in which our city is heading. I believe that development should be approached with extreme caution and that any rezoning should be transparent and accountable. The current state of affairs in Alachua is characterized by unethical business practices and a lack of oversight. It is crucial that we take immediate action to address these issues and ensure the future of our beloved city.

Extremely Concerned Citizen ,

Stella Burnham

**From:** Wilma Sherouse
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Monday, April 27, 2026 11:29:07 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Julie Endres
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Monday, April 27, 2026 10:44:37 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Julie Endres

Get Outlook for Android

| | |
|---|---|
| **From:** | Karen Oliver |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Monday, April 27, 2026 10:07:28 AM |

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

Keep our small towns small!! Gainesville is not too far to drive and with online shopping this is not needed! Please, please do not let $$$ affect our beautiful farmland and wonderful water ways.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Keith Oliver
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Monday, April 27, 2026 10:02:21 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Keith Oliver
352-339-5236
Sent from my iPhone

| | |
|---|---|
| **From:** | Faith |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Monday, April 27, 2026 9:39:58 AM |

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua and High Springs.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character of Alachua and High Springs.

Thank you for your time. This is heartbreaking.

Faith Steinman

**From:** Kylie Brannen
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Monday, April 27, 2026 7:49:58 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Diane Saunders
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Monday, April 27, 2026 7:13:58 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone
Diane Saunders

| | |
|---|---|
| **From:** | Karen Key |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Monday, April 27, 2026 6:47:18 AM |

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

| | |
|---|---|
| **From:** | radhessunita@yahoo.com |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Monday, April 27, 2026 6:34:49 AM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Yahoo Mail: Search, Organize, Conquer

**From:** Devon Mumford
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Monday, April 27, 2026 5:07:27 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | karla |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Sunday, April 26, 2026 11:40:14 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Karla Carusone

Sent from my Galaxy

**From:** Stacey Breheny
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Sunday, April 26, 2026 10:35:41 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | MoJo Mayhem |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Sunday, April 26, 2026 10:14:35 PM |

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Yahoo Mail: Search, Organize, Conquer

**From:** Brittany Knight
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Sunday, April 26, 2026 10:01:11 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Brittany Knight

**From:** Debra Akin
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Sunday, April 26, 2026 8:57:35 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua and High Springs.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Debra Akin

**From:** Pam Bishop
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Sunday, April 26, 2026 8:53:37 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Pam Bishop
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Sunday, April 26, 2026 8:52:15 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | Tajuana Cejka |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Sunday, April 26, 2026 8:45:35 PM |

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Get Outlook for iOS

**From:** Jaya Brew
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Sunday, April 26, 2026 8:42:15 PM

---

Dear Mr. Mayor and Commissioners, I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.

**From:** Danielle Ozuna
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Sunday, April 26, 2026 8:39:13 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time

Sent from my iPhone

| | |
|---|---|
| **From:** | Nicholas Owens |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Sunday, April 26, 2026 8:09:24 PM |

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Nick Owens

Get Outlook for iOS

| | |
|---|---|
| **From:** | fatrickispat@gmail.com |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Sunday, April 26, 2026 7:53:44 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time. Stop building large chains and housing developments here. We don’t need more of the same thirty stores that exist everywhere else in this country. It’s repulsive and is ruining this community.

Sent from my iPhone

| | |
|---|---|
| **From:** | Carole Fernandez |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Sunday, April 26, 2026 7:47:09 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Jessica Sanchez
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Sunday, April 26, 2026 7:36:14 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

I believe allowing this land to be developed with a large national anchor tenant, like Walmart, will have negative implications for the cities of Alachua and High Springs alike.

A large commercial center at this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

Lastly, I am extremely concerned about the potential environmental impact of the development of such a large commercial area on our  aquifer and springs.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character
-Environmental impact: Protect our natural lands

Thank you for your time.

Jessica Sanchez

Sent from my iPhone

| | |
|---|---|
| **From:** | Dena Chewning |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Sunday, April 26, 2026 6:55:00 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Yahoo Mail: Search, Organize, Conquer

**From:** Sanford Yates
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Sunday, April 26, 2026 3:08:14 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

| | |
|---|---|
| **From:** | Katherine Yates |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Sunday, April 26, 2026 3:03:55 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Tedd Greenwald
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Sunday, April 26, 2026 11:52:59 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

| | |
|---|---|
| **From:** | pmpfau |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Sunday, April 26, 2026 9:10:15 AM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my Galaxy

| | |
|---|---|
| **From:** | Mary Ellen Flowers |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands on May 4th CCM |
| **Date:** | Saturday, April 25, 2026 8:50:34 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Keith Oliver
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands on May 4th CCM
**Date:** Thursday, April 30, 2026 10:01:09 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Keith Oliver
352-339-5236
Sent from my iPhone

| | |
|---|---|
| **From:** | fondo123@aol.com |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands Request PSSC26-0002 |
| **Date:** | Tuesday, April 28, 2026 4:10:49 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

As someone who saw the changes in Miami-Dade county as a young child, and eventually moved to Broward after Hurricane Andrew because of the HORRIBLE traffic and congestion I eventually moved to Alachua because of the small town feel and the fact that it wasn’t congested like the cities a lot of Alachua residents have moved away from. Adding something beyond what the roads can handle would cause congestion and traffic like those many residents chose to escape. Please vote no on this change.

Thank you for your time.

**From:** Jessica Fondo
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands Request PSSC26-0002
**Date:** Tuesday, April 28, 2026 3:17:19 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

***Please also keep in mind that I personally moved away from Broward County and specifically chose to move to Alachua because of the small town feel, the “road-less travel” type feel, and that it truly felt like the Florida I grew up begging my parents to move to. Adding this would take away from that feeling that not only draws people to Alachua, but keeps people here. Please vote no on this!

Thank you for your time.

| | |
|---|---|
| **From:** | Toni Wagenseller |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands Request PSSC26-0002 |
| **Date:** | Tuesday, April 28, 2026 12:45:32 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Lori Erickson
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands Request PSSC26-0002
**Date:** Tuesday, April 28, 2026 10:44:00 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

I live in the Briarwood development off of CR 235A and experience the already heavy, and increasing congestion on US 441 every time I leave my home. Additional regional traffic could further impact daily travel time, and increase the likelihood of traffic accidents.

Growth at this scale will change the small-town feel that has drawn people to Alachua. The addition of a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. I am also concerned it will adversely affect our locally owned small businesses.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sincerely,
Lisa Erickson
17366 NW 172nd Avenue
Alachua, FL 32615

**From:** Carol Stride
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands Request PSSC26-0002
**Date:** Tuesday, April 28, 2026 9:00:30 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Charlotte Bremseth
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands Request PSSC26-0002
**Date:** Tuesday, April 28, 2026 8:38:02 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

Please listen to those that voted you into office.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. You should be obligated the people and wildlife that currently live here, not future residents. We don't mind having less shopping choices close to home/ we want our small towns to remain small.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua and the High Springs area.

I am also concerned that a large commercial center will pull activity away from our downtown Main Streets in Alachua and High Springs and affect the charm that defines our communities.

You have the ability to decide if this level of intensity is right for this location. If it is not, you should vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character
- Impact Wildlife including several endangered species.

Thank you for your time.

Charlotte & David Bremseth
NW 248th Street
High Springs , FL

**From:** Cindy Sly
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands Request PSSC26-0002
**Date:** Monday, April 27, 2026 6:11:22 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** April Woodard
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands Request PSSC26-0002
**Date:** Monday, April 27, 2026 3:58:35 PM

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This pre-written email sums it up nicely. We do not need Walmart (or another car wash for that matter) in this area. Not every small town needs to become Gainesville. High Springs has McDonalds now, and not even one that can accommodate dine-in very well; why? We didn't need McDonalds; we need our town fixed up. We need road repair and we need family-friendly activities. We do not need more discount stores (High Springs has THREE Dollar General stores; Alachua has two), car washes, or fast-food restaurants. Why not entice a business we don't have already? How about a Golden Corral? At least that's something that isn't already within a 30-minute drive. If people want a city with all the stores, then they can move to one. Keep our small towns small!

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

April Woodard
Director of Family Ministries
FUMC High Springs

**From:** Diana Riley Carlson
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands Request PSSC26-0002
**Date:** Monday, April 27, 2026 3:49:07 PM

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Dear Mr. Mayor and Commissioners, I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.  For every big box store that opens a dozen family businesses close. Please help us save our Main street and our small town.

Diana Carlson

Sent from Gmail Mobile

**From:** DEBRA HAVLIK
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands Request PSSC26-0002
**Date:** Monday, April 27, 2026 2:39:11 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.
Although a traffic survey suggested that traffic would decrease because the residents would work and shop in the area at the small cupcake store the applicant suggested will be there, we want a guarantee that it will be a small cupcake store and NOT a big box store. If they can't guarantee the names of the store then their traffic survey is meaningless. Likely a commercial business will want to serve many customers beyond the 203 homes in the neighborhood!

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Denise Connard
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands Request PSSC26-0002
**Date:** Monday, April 27, 2026 11:10:08 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Taylor Sparks
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Farmlands Request PSSC26-0002
**Date:** Monday, April 27, 2026 10:26:56 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | Mel Peter |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Farmlands Request PSSC26-0002 |
| **Date:** | Wednesday, April 29, 2026 10:31:10 AM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Gary Pappas
**To:** Planning Division
**Subject:** Farmlands: a bad idea for the good life City
**Date:** Sunday, May 31, 2026 6:01:31 PM

---

We did not move here to have a Walmart across the street. If that was the case, we would have moved to Gainesville. Do not let an out-of-state developer ruin our city with this massive shopping center. I encourage you to reject this land use application. It is a bad idea for the good life City. Thank you.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Gary Pappas
16104 NW 188th Street
Alachua, FL 32615
gmpfish@outlook.com

(305) 213-1121

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** Nancy Stevens
**To:** Planning Division
**Subject:** Farmlands: bad for Alachua
**Date:** Sunday, May 31, 2026 5:56:34 PM

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A big box shopping center on 441 will not make life good in Alachua. Instead, it will add stifling traffic, congestion, noise and light pollution to our neighborhood. Please vote "NO".

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Nancy Stevens
16104 NW 188th Street
Alachua, FL 32615
ngcd@msn.com
(305) 962-6020

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** Heather Branaman
**To:** Planning Division
**Subject:** I DO want a Walmart or Target in Alachua.
**Date:** Monday, June 1, 2026 4:35:28 PM

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Please bring a big box store to Alachua. I'm tired of having to drive all the way into Gainesville for things I need. The population already lives in this area, so the traffic is already here. Please help us save time and GAS by bringing a big box store here.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Heather Branaman
16430 Nw 204th St
High Springs, FL 32643
hbranaman47@yahoo.com
(772) 240-4001

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** Roxy
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Sunday, May 24, 2026 12:36:33 PM

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Dear Mayor and Commissioners,

Please exersize your authority and vote to protect our dwindling natural resources.

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Roxanna Ross

| | |
|---|---|
| **From:** | Bill Marsh |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Saturday, May 23, 2026 4:07:34 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

| | |
|---|---|
| **From:** | Sage |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Saturday, May 23, 2026 3:50:18 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from Proton Mail for Android.

| | |
|---|---|
| **From:** | June.Cera |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Saturday, May 23, 2026 3:27:08 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from Proton Mail for Android.

**From:** Valerie Chaddock
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Saturday, May 23, 2026 3:22:28 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | Ashoka Banerjee |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Saturday, May 23, 2026 3:21:58 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Natalie Martinez
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Saturday, May 23, 2026 3:18:12 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Jyoti Parmar
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Saturday, May 23, 2026 3:17:41 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Jyoti Parmar

908-720-6584
*https://calendly.com/jyoti_parmar/meet-with-me*

**From:** Patricia Deasy
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Friday, May 22, 2026 5:19:03 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character.

I have lived longer in Alachua longer than any place.  It has changed so much in the last 36 years, in my opinion, not for the better.

Thank you for your time.
Patricia Deasy
Sent from my iPhone

**From:** Debra Akin
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Thursday, May 21, 2026 9:37:51 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Taravali Dasi Sherreitt
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Monday, May 18, 2026 11:06:10 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Kisore Sherreitt
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Monday, May 18, 2026 10:27:54 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | Kisore Hutchison |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Monday, May 18, 2026 10:14:16 AM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Stritama D Sherreitt
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Monday, May 18, 2026 10:12:20 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | Timothy Martin |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Saturday, May 16, 2026 10:30:39 AM |

Dear Mayor and Commissioners,

I'm writing about the Farmlands item on the June 8th agenda, specifically the request for a Future Land Use Map change. I'm asking you to vote no on this as proposed.

I want to be clear about something, this is a policy decision, not an automatic approval. You have the authority to say no, and I hope you will.

If this moves forward with a large national anchor tenant like Walmart, we are talking about regional traffic, not just local trips. US 441 is already one of the more congested corridors in this area, and layering a big-box regional draw on top of that is not a minor adjustment. It changes the character of how people move through our town every day.

Beyond traffic, I'm genuinely worried about what this does to downtown. Main Street has a charm that took a long time to build and is easy to lose. A large commercial center at this scale pulls spending, attention, and energy away from the core of our community. Once that shift happens, it is hard to reverse.

Alachua still has a small-town feel. People moved here, or stayed here, because of that. This kind of intensity at this location puts that at risk.

If the current proposal is too much for this site, you can vote no or ask the applicant to come back with something less intensive. That option is on the table, and I hope you use it.

Thank you for your time and for the work you do on behalf of our community.

Sincerely,
Tim Martin

**From:** Glenda Collier
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Thursday, May 14, 2026 9:42:09 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character.

PLEASE LISTEN TO MEMBERS IF THIS COMMUNITY! WE DO NOT NEED BIG BOX STORES OR MORE HOUSING DEVELOPMENTS IN OUR AREA!!!
Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | Jim Paxton |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Thursday, May 14, 2026 12:19:02 AM |

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.

| | |
|---|---|
| **From:** | Emma Paxton |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Wednesday, May 13, 2026 10:58:25 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Adrienne Paxton
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Wednesday, May 13, 2026 10:46:41 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

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You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Adrienne Paxton

**From:** Dan Massimillo
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Wednesday, May 13, 2026 7:31:04 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | Amy Schuchat |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Wednesday, May 13, 2026 4:50:29 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

| | |
|---|---|
| **From:** | Home |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Wednesday, May 13, 2026 3:48:57 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Barclay
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Wednesday, May 13, 2026 3:48:09 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

| | |
|---|---|
| **From:** | Amy |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Wednesday, May 13, 2026 3:47:50 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

| | |
|---|---|
| **From:** | Larissa Berkovich |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Wednesday, May 13, 2026 3:41:03 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

| | |
|---|---|
| **From:** | Larissa Berkovich |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Wednesday, May 13, 2026 3:39:57 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Kara Green
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Wednesday, May 13, 2026 2:55:05 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Also…we live directly off of 188th Street and this would affect us greatly.

Thank you for your time.

**From:** Tracy Massimillo
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Wednesday, May 13, 2026 2:42:54 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | karla |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Wednesday, May 13, 2026 9:26:12 AM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from downtown Alachua Main Street and affect the charm that defines this community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Karla Carusone

Sent from my Galaxy

**From:** Deborah Clark
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Wednesday, May 13, 2026 9:00:13 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Deborah Clark

**From:** T M Edwards
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Wednesday, May 13, 2026 8:35:15 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Sharon Rush
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Wednesday, May 13, 2026 8:29:03 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPad

**From:** J. Matthew Cain
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Wednesday, May 13, 2026 8:23:57 AM

---

Dear Mr. Mayor and Commissioners,

I have am writing as an individual that has multi-generational roots here dating back to before Alachua was incorporated. It is regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

We need to petition the federal government to grant a new exchange off I-75 directly to the distribution centers as business only exit, not developed, limited to a truck stop/gas station with a restaurant inside similar to Ellisville exit at US 441 in Columbia county. 441, 235 & 235 A along with Peggy road are already dangerous areas with heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
J. Matthew Cain
Sent from my iPhone

**From:** Pam Bruck
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Wednesday, May 13, 2026 7:09:32 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

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- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Coty Kelley
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Wednesday, May 13, 2026 7:01:22 AM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Bonnie Garland
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Tuesday, May 12, 2026 7:39:23 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

| | |
|---|---|
| **From:** | Natalie Andrietta |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Tuesday, May 12, 2026 7:37:06 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Natalie Andrietta

**From:** Micheal Davis
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Tuesday, May 12, 2026 6:50:00 PM

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Dear Mr. Mayor and Commissioners, I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.
Michael Davis

**From:** Theresa Davis
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Tuesday, May 12, 2026 6:38:11 PM

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Dear Mr. Mayor and Commissioners, I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.
Theresa Davis

**From:** Terrell Miller
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Tuesday, May 12, 2026 5:18:02 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Terrell Miller
4721 NW 104th Lane
Staghorn Subdivision
32653
Sent from my iPhone

| | |
|---|---|
| **From:** | Amy Campillo |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Tuesday, May 12, 2026 5:08:47 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

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You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Amy Campillo

**From:** Robbie Campillo
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Tuesday, May 12, 2026 5:03:43 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Kimberly Roach
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Tuesday, May 12, 2026 4:54:35 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Linda Eggerking
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Tuesday, May 12, 2026 4:53:15 PM

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Dear Mr. Mayor and Commissioners, I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.

**From:** Stephanie Travis
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Tuesday, May 12, 2026 4:31:11 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Stephanie Travis
352-219-1520

**From:** CLIFFORD HUNTER
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Tuesday, May 12, 2026 3:45:28 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** connie meyer
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Tuesday, May 12, 2026 3:28:38 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | Savannah Blevins |
| **To:** | Planning Division; City Commissioners |
| **Subject:** | June 8: Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Wednesday, May 6, 2026 10:08:56 AM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. I would be grateful if you did not approve

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time and consideration. Keep Alachua Rural.

One of your constituents,
Savannah Blevins

**From:** Steve C.
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** June 8: Vote NO to Farmlands Request PSSC26-0002
**Date:** Tuesday, May 26, 2026 4:51:47 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Janice Osejo
**To:** Planning Division
**Subject:** Just Say NO!!
**Date:** Monday, June 1, 2026 3:48:46 PM

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Highway 441 is overcrowded TODAY! We have Tower Hill Headquarters coming bringing even more traffic plus new neighborhoods. At 5:00 pm it is a bottleneck. Emergency services are impacted as those of us whose homes border 441. Please keep Alachua the Good Life Community and DO NOT OVER CAPACÍTATE our roadway. We do not want to become another Archer Road!!!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Janice Osejo
16681 NW 165 Terrace
ALACHUA, FL 32615

janosejo@cox.net
(352) 317-0517

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

| | |
|---|---|
| **From:** | Janine Crissman |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | No to Farmlands: Staff Shared Legislative Decisions Are a Choice |
| **Date:** | Wednesday, May 27, 2026 10:11:31 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

| | |
|---|---|
| **From:** | janosejo |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | No to Farmlands: Staff Shared Legislative Decisions Are a Choice |
| **Date:** | Wednesday, May 27, 2026 5:08:11 PM |

---

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

| | |
|---|---|
| **From:** | janosejo |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | No to Farmlands: Staff Shared Legislative Decisions Are a Choice |
| **Date:** | Wednesday, May 27, 2026 4:50:35 PM |

---

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

| | |
|---|---|
| **From:** | Amy Avrutis |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | No to Farmlands: Staff Shared Legislative Decisions Are a Choice |
| **Date:** | Tuesday, May 26, 2026 8:05:32 AM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration. Sincerely
Amy Avrutis
8102 W State Rd 235, Alachua, FL 32615

| | |
|---|---|
| **From:** | Lisa Erickson |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | No to Farmlands: Staff Shared Legislative Decisions Are a Choice |
| **Date:** | Monday, June 1, 2026 4:52:16 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

**From:** Adrienne Paxton
**To:** Planning Division
**Subject:** Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
**Date:** Tuesday, June 2, 2026 6:24:18 PM

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I was raised in Alachua and High Springs, and I believe that the impact of the proposed future land use for the Farmlands Project will have a negative impact on our local small businesses, infrastructure, and aquifer. Our small city has become increasingly more congested and the rapid growth is also affecting driving and pedestrian safety. As a local resident who lives, works, and volunteers in this community, I want to voice my opposition to this plan. Please vote no to preserve the beauty, safety, and small businesses of our beautiful town.
Sincerely,
Adrienne Paxton

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Adrienne Paxton
15321 NW 141st St
Alachua, FL 32615
adrienne.pax@gmail.com
(904) 614-1273

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

| | |
|---|---|
| **From:** | Gerard Murphy |
| **To:** | Planning Division |
| **Subject:** | Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use |
| **Date:** | Tuesday, June 2, 2026 10:29:32 AM |

441 is already at max traffic load. My water bill goes up each year and we had to improve the waste water plant - what next

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Gerard Murphy
17876 nw 175 ave
Alachua, FL 32615
gfmurphy11@gmail.com
(386) 418-3722

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** John Millett
**To:** Planning Division
**Subject:** Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
**Date:** Tuesday, June 2, 2026 9:44:56 AM

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I own a 130-year-old historic soda shop in downtown High Springs. Brad and I have invested heavily in preserving a piece of this town's history because we believe our historic downtown is worth protecting.

A big-box store located close to downtown could have a devastating impact on the small businesses that give High Springs its unique character. Many local businesses are already struggling. Pulling customers away from Main Street risks empty storefronts, lost jobs, and the erosion of the historic district that makes our community special.

I also understand the concerns about rising property taxes. Homeowners deserve relief. But eliminating property tax revenue without a clear plan to fund police, fire protection, roads, parks, and infrastructure is not the answer.

High Springs needs thoughtful growth that strengthens our community, supports local businesses, and preserves our historic identity. We can do better than choosing between our future and our heritage.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and

require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

John Millett
22744 NW 188th St
High Spru, FL 32643
john6127@gmail.com
(352) 316-3741

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** Robert Messersmith
**To:** Planning Division
**Subject:** Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
**Date:** Tuesday, June 2, 2026 9:40:08 AM

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Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Robert Messersmith
4705 Nw 25th Dr
Gainesville, FL 32605
catherinemessersmith@gmail.com
(352) 222-5964

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

| | |
|---|---|
| **From:** | Randy Gilmore |
| **To:** | Planning Division |
| **Subject:** | Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use |
| **Date:** | Tuesday, June 2, 2026 7:50:32 AM |

We do not want to make our small town a Big City. The reason my wife and I moved here was the small town and small private businesses.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Randy Gilmore
21018 NW 166th Pl
High Springs, FL 32643
randymustang42@gmail.com
(305) 283-9558

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** Susan Moore
**To:** Planning Division
**Subject:** Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
**Date:** Tuesday, June 2, 2026 7:36:05 AM

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Traffic in town is already crazy. There is plenty of shopping close enough by that we don't need more. Our roads are in horrible shape. People move to towns like Alachua because they want space they don't want traffic and they want the small town feel. The commissioners and city planners seem hell bent on wrecking that. Please stop the madness.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Susan Moore
19922 Nw 131st Pl
Alachua, FL 32615
starward2@gmail.com

(561) 350-1194

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

| | |
|---|---|
| **From:** | Michael Oliveira |
| **To:** | Planning Division |
| **Subject:** | Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use |
| **Date:** | Monday, June 1, 2026 11:01:19 PM |

Stop with all the development!!! South Florida was beautiful now its trash with all the overdevelopment!!!!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Michael Oliveira
19597 nw 228th dr
High Springs, FL 32643
mikencybre1@gmail.com
(860) 810-8097

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

| | |
|---|---|
| **From:** | Marlene Rusch |
| **To:** | Planning Division |
| **Subject:** | Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use |
| **Date:** | Monday, June 1, 2026 9:13:45 PM |

I moved here from the Tampa Bay area to get away from the heavy traffic and congestion and live in Oak Ridge next to this area. US 441 noise carries into our neighborhood and dread it getting worse! The more congestion, the more impatient, careless drivers...

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Marlene Rusch
16636 NW 194th Terrace
High Springs, FL 32643
my27000words@gmail.com
(727) 692-7576

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

| | |
|---|---|
| **From:** | Manuel Arriaga |
| **To:** | Planning Division |
| **Subject:** | Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use |
| **Date:** | Monday, June 1, 2026 8:27:54 PM |

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

Manuel Arriaga
16508 nw county rd 235 a
Alachua, FL 32615
mrmannypainting@yahoo.com
(386) 289-9306

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** Tannia Weaver
**To:** Planning Division
**Subject:** Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
**Date:** Monday, June 1, 2026 6:28:46 PM

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Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Tannia Weaver
16363 NW 204th Street
High Springs, FL 32643
tannia.weaver@gmail.com
(706) 289-5564

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** Sheila Malone
**To:** Planning Division
**Subject:** Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
**Date:** Monday, June 1, 2026 6:20:53 PM

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I have been a resident of Alachua County for almost 50 years, and I have lived in the City of Alachua since 2020. I moved to Alachua to get away from the intensive over development of Gainesville. This proposal is not only a risk for the City of Alachua, due to safety on Hwy 441, it continues to overfill our already overcrowded schools, and loss of our small town! Just because a developer wants to build it shouldn't be an automatic yes. The overall impact is horrible as my message describes. There's not a single resident in the City of Alachua that wants this!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Sheila Malone

16776 Northwest 168th Terrace
Alachua, FL 32615
dogoodgirl70@gmail.com
(352) 514-5452

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** Allyson Beatty
**To:** Planning Division
**Subject:** Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
**Date:** Monday, June 1, 2026 5:50:41 PM

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I work at UF and love coming home to Alachua. I'm also extremely worried about continuous growth of industry over farmland. We need farming land to survive!! Please vote No on this development.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Allyson Beatty
16871 NW 168th Terrace I
Alachua, FL 32615
allysonbeatty73@gmail.com
(904) 263-0433

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

| | |
|---|---|
| **From:** | Neil Boyle |
| **To:** | Planning Division |
| **Subject:** | Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use |
| **Date:** | Monday, June 1, 2026 3:55:42 PM |

We don’t want a parking lot! Infrastructure before building! Expose what the area will encompass!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua’s future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Neil Boyle
17994 NW 177th Ave
Alachua, FL 32615
neil.gator@gmail.com
(352) 494-0351

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** Leslie Smith
**To:** Planning Division
**Subject:** Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
**Date:** Sunday, May 31, 2026 3:29:22 PM

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Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Leslie Smith
23445 NW 187th Rd
High Springs, FL 32643
smithleslie68@yahoo.com
(828) 850-6128

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** Charles A Ross
**To:** Planning Division
**Subject:** Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
**Date:** Sunday, May 31, 2026 12:30:30 PM

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Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Charles A Ross
2501 NW 30th Ter
Gainesville, FL 32605
chuck.carosspa@gmail.com
(305) 710-6629

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** joanne Tremblay
**To:** Planning Division
**Subject:** Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
**Date:** Sunday, May 31, 2026 11:36:30 AM

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Sprawl is killing our community

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

joanne Tremblay
18739 NW 235th St
High Springs, FL 32643
omamomma@yahoo.com
(352) 474-8418

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** William Caruso
**To:** Planning Division
**Subject:** Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
**Date:** Saturday, May 30, 2026 12:01:55 PM

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Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

William Caruso
832 SW Bumble St
Fort White, FL 32038
susan.caruso@att.net
(954) 684-6747

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** Julie Harris
**To:** Planning Division
**Subject:** Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
**Date:** Tuesday, June 2, 2026 6:38:04 PM

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This project greatly alters the communities of Alachua and High Springs. Any small town character that is left will be destroyed by this project. Already, the exit area is quickly becoming Newberry Road. If we wanted any of that, we would live in Gainesville! If I have an urgent need for Walmart, I will drive the few miles down the road to Gainesville. That is as close as I need a Walmart to be!! The speed at which we are losing any small town character is shameful!! Let's save what we have left!!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Julie Harris
24372 Nw 172nd Ave

High Springs, FL 32643
julie.harris24419@gmail.com
(352) 318-1328

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

**From:** Kimberly Snell
**To:** Planning Division; City Commissioners
**Subject:** The Farmlands commercial application
**Date:** Tuesday, June 2, 2026 11:56:30 AM

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I am writing to express my strong support for The Farmlands commercial application and to respectfully encourage a **YES vote.** This project represents a thoughtful, well-planned opportunity to expand shopping and dining options for residents throughout the Alachua area.

The proposed development will not diminish the vitality of downtown businesses. Gainesville provides a clear comparison: despite significant commercial growth along Archer Road, its downtown continues to thrive. The Farmlands project is also far less intensive than what current zoning would allow.

Additionally, the planned interior road network will help reduce traffic pressure on 441 by providing alternative routes within the development. This is a far better solution than multiple separate entrances and unrelated projects along the corridor. The entire stretch of 441 in this area is already zoned for commercial use, and no existing residences border the additional Farmlands commercial property.

For these reasons, I believe this project offers meaningful benefits to the community while aligning with responsible growth and existing land-use plans.

Thank you for your time and consideration.

--

**Kim Snell** | *Fractional CMO*
O: (352) 605-6801 | C: (352) 258-0193 | leapcrestmarketing.com
13800 Tech City Cir Suite 318, Alachua, FL 32615 (Map)
Instagram | Facebook | LinkedIn

**From:** samapriya.dasi@gmail.com
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Monday, May 4, 2026 10:22:09 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Steve Estes
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Monday, May 4, 2026 10:20:15 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Heather Neitenbach
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Monday, May 4, 2026 10:08:41 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** veronica Echeverry
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Monday, May 4, 2026 6:58:28 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

*Verónica Echeverry Luna*
*Psicóloga*
*T.P : 160783*

| | |
|---|---|
| **From:** | Malcolm Elliott |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Monday, May 4, 2026 4:39:11 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Yahoo Mail: Search, Organize, Conquer

| | |
|---|---|
| **From:** | omamomma@yahoo.com |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Monday, May 4, 2026 3:05:28 PM |

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. The area roads are already dangerously backed up ramping off on I-75 because of the bottle-neck that occurs on this stretch of road.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

*~Joanne Tremblay~*

**From:** jose colindres
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Monday, May 4, 2026 11:47:32 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Porter Horne
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Monday, May 4, 2026 9:41:38 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Pamela Bruck
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Monday, May 4, 2026 5:40:25 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPad

**From:** Pamela Bruck
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Sunday, May 3, 2026 9:15:30 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPad

| | |
|---|---|
| **From:** | Riley Hubbard |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Sunday, May 3, 2026 3:36:48 PM |

Dear Mr. Mayor and Commissioners,

I am writing to express my opposition to the May 4th agenda item regarding the "Farmlands" request for a Future Land Use Map change. I respectfully ask that you vote no on this proposal.

A large-scale commercial development at this location, potentially featuring a national anchor tenant, would generate regional traffic exceeding the capacity of our current infrastructure. US 441 already experiences significant congestion, and growth at this scale threatens the small-town character that defines Alachua. Furthermore, I am concerned that such a large commercial center would divert activity away from our downtown Main Street.

Please consider the following key points:

- Traffic: Increased regional pressure on the already congested US 441.
- Scale: An inappropriate increase in commercial intensity for this area.
- Community Impact: Potential negative effects on the vitality of Main Street and our rural character.

This land use change is a policy decision within your discretion. If this level of intensity is not right for this, I urge you to deny the request or ask the applicant to submit a less intensive proposal.

Thank you for your time and for your service to our community.

Sincerely,

Riley Hubbard

**From:** Ekadasi Vrata
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Sunday, May 3, 2026 3:07:35 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Enid Sacasa

**From:** Amanda Kramme
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Sunday, May 3, 2026 1:05:44 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Steven Charity Keith
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Sunday, May 3, 2026 10:01:40 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Sarah Younger
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Saturday, May 2, 2026 8:59:58 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sincerely,
Sarah Younger

Sent from Outlook

| | |
|---|---|
| **From:** | Joseph Anzalone |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Saturday, May 2, 2026 5:48:05 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

| | |
|---|---|
| **From:** | Janine Crissman |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Friday, May 1, 2026 3:37:44 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Batul Yawer
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Friday, May 1, 2026 9:42:56 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Sarah Kramme
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Friday, May 1, 2026 8:47:58 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

**From:** Laura Rice
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Thursday, April 30, 2026 10:00:54 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you NO on the change of use for the tree farm.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can and should vote NO for a change of use for the tree farm.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character of the rest of Alachua.

Thank you for your time.
Laura Rice

Sent from my iPhone

**From:** Whitney McNeely
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Thursday, April 30, 2026 9:08:05 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Whitney McNeely

Sent from my iPhone

**From:** DEBRA HAVLIK
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Thursday, April 30, 2026 8:05:40 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | Amanda Kramme |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Thursday, April 30, 2026 7:05:22 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Kate Worwag
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Thursday, April 30, 2026 4:10:26 PM

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Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

| | |
|---|---|
| **From:** | Faith Kimmet |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Thursday, April 30, 2026 2:16:33 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time,
Faith Kimmet

| | |
|---|---|
| **From:** | Hoogerwoerd,Hannah |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Thursday, April 30, 2026 1:56:48 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Get Outlook for iOS

| | |
|---|---|
| **From:** | Eric W |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Thursday, April 30, 2026 1:42:38 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua and High Springs area.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Alachua, High Springs and rural character.

Thank you for your time.
Eric Wasser
High Springs,Fl

| | |
|---|---|
| **From:** | Nathan Wydra |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Thursday, April 30, 2026 1:28:36 PM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

**From:** Tyler Busch
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Thursday, April 30, 2026 1:00:09 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Tyler

**From:** Barbara Wilson
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Thursday, April 30, 2026 12:26:49 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Barbara Wilson
19123-NW-233rd-St
High Springs,  FL. 32643
305-479-4128
Blomingdns@aol.com

**From:** Susan Moore
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Thursday, April 30, 2026 11:51:35 AM

---

Dear Mr. Mayor and Commissioners, I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character. Thank you for your time.
Susan Moore
Alachua, 32615
PS. I'm very unhappy with the condition of the roads already in this community. Please work to enhance the community as is before inviting unnecessary traffic and growth into it.

**From:** Myles Optimystic Rodriguez
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Thursday, April 30, 2026 8:34:00 AM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

-Myles (Gainesville native)

| | |
|---|---|
| **From:** | Angela St. John |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Thursday, April 30, 2026 8:07:33 AM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Angela

Yahoo Mail: Search, Organize, Conquer

**From:** Cathy Messersmith
**To:** City Commissioners
**Cc:** Planning Division
**Subject:** Vote NO to Farmlands Request PSSC26-0002
**Date:** Wednesday, April 29, 2026 4:42:07 PM

---

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

| | |
|---|---|
| **From:** | Samantha Russum |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | Vote NO to Farmlands Request PSSC26-0002 |
| **Date:** | Tuesday, May 5, 2026 10:18:00 AM |

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Samantha Kirkland

| | |
|---|---|
| **From:** | DEBRA HAVLIK |
| **To:** | City Commissioners |
| **Cc:** | Planning Division |
| **Subject:** | We don't need another parking lot and store we need clean air and water!!! |
| **Date:** | Tuesday, June 2, 2026 6:39:18 PM |

Dear Mr. Mayor and Commissioners,
We don't need another huge parking lot instead of green grass and trees. We don't need another store selling plastic stuff we mostly don't need - which will end up in land fills and be on this planet for up to a thousand years. We don"t need more semi trucks going from the warehouse to a big box store on 441 during morning traffic- as they also drive too fast as they pass Ala unlearning Academy during school morning drop off and pick up - This would also add even more traffic coming off of 75 onto 441 daily with all the added traffic and car pollution washing into our aquifer. We don't need more semi- trucks wrecking our roads that our tax dollars pay to repair.
What we need is clean air and clean water to drink for ourselves and our great-great grand children. The small businesses in High Springs and downtown Alachua would struggle with big store coming in. Please consider these owners - many of whom are residents here as well.

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

To: City of Alachua Planning and Community Development
Re: Application #PSSE 26-0003

I cannot attend the April 21 public hearing but wish to express my opinion as a resident of 37 years.
Please stop approving multi family homes on low acreage such as this. The growth of such units is not supported by the infrastructure. Did more importantly, the "Wood Side" city of Alachua is becoming the Ocala Road side town. People come for the rural environment not for unmanaged growth. Keep acreage at minimum of 1/2 acre per single family home please.

Carol Nicholson
14827 NW 107th Ter
Alachua 32615

JACKSONVILLE RPDC 320
13 APR 2026 PM 3 L

Ms. Carol Nicholson
14827 NW 107th Ter
Alachua, FL 32615-5719

HNK HealthcareCommunity

City of Alachua
Planning & Comm. Development
P.O. Box 9
Alachua FL 32616

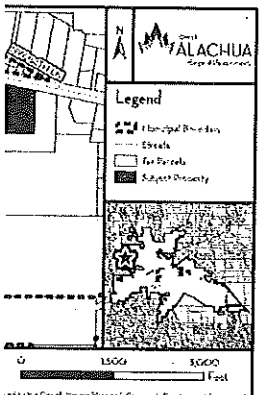
PSSE-0003

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ity Commission of the City of
g on June 8, 2026, at 6:00 p.m.
James A. Lewis Commission
l 15100 NW 142nd Terrace,
following ordinance as titled:

e 26-10

E CITY OF ALACHUA,
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NING ATLAS FROM
MERCIAL ("CC"),
SIVE ("CI"), AND
T–RESIDENTIAL("PD-
IED DEVELOPMENT –
IM") ON A ± 182-ACRE
ENERALLY LOCATED
AY 441; TAX PARCELS
4; 03042-050-005; 03042-
046-003-000; 03046-003-
003-004; 03046-003-005;
)-001; 03875-010-002;
ANCES IN CONFLICT;
ITY; AND PROVIDING




d parties may appear and be
n. Copies of the application,
ials are available for public
Community Development
errace, Alachua, Florida, on
he hours of 7:30 a.m. to 6:00
plication may be sent to the
a, Planning and Community
, FL, 32616. Notice is given
ida Statutes, that, in order to
ublic hearing, you will need
that, for such purpose, you
record of the proceedings is
y and evidence upon which
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with a disability requiring
rder to participate in this
at (386) 418-6100 x 1501 at
earing.

Today - May 28, 2026)

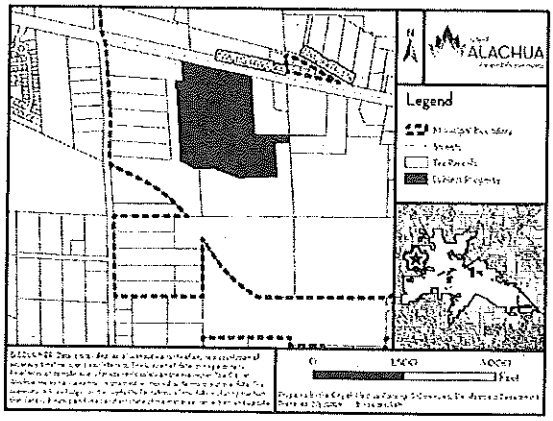
# City of ALACHUA

## 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 June 8, 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 as titled:

**Ordinance 26-09**

**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 ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); 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 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. 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 - May 28, 2026)

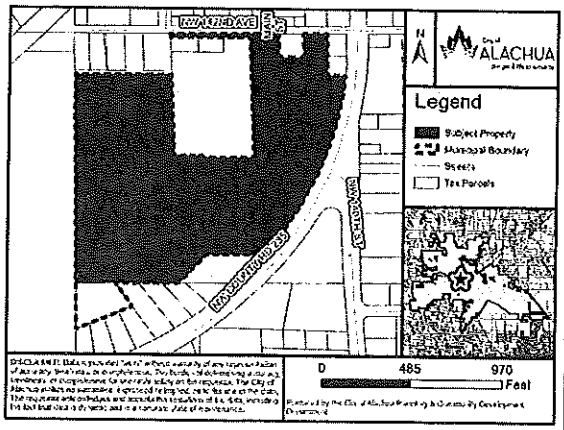
# City of ALACHUA

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Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 8, 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 proposed ordinance as titled:

**ORDINANCE 26-08**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03909-000-000; 03910-002-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




The ± 24.94-acre subject property is generally located 14107 NW 142nd Avenue (tax parcel(s) 03909-000-000; 03910-002-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. 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 - May 21, 2026 and May 28, 2026)

City of ALACHUA
the good life community

MAILED
MAY 2 1 2026

RODOLFO VALLADARES
CITY MANAGER

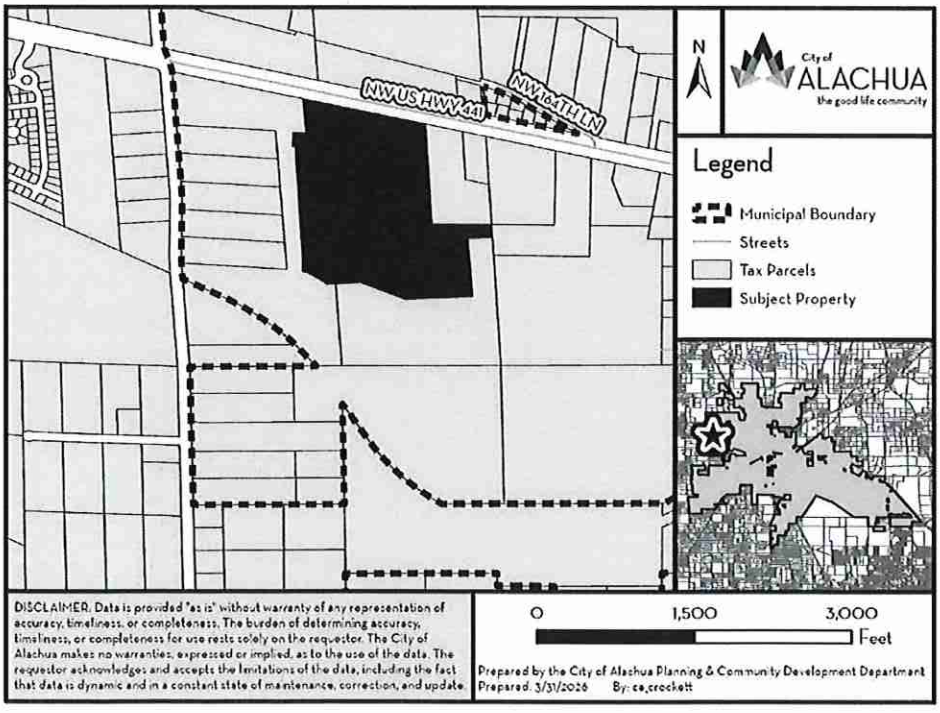
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

# PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 8, 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 as titled:

Ordinance 26-09

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 ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.




PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

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. 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.

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

MAILED
MAY 2 1 2026

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03875-001-002
JOHNS JONATHAN M &
CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

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03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

MAILED
MAY 2 1 2026

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le gabarit 5160

MAILED

MAY 2 1 2026

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Pat. avery.com/patents

Étiquettes d'adresse Easy Peel
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Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

# AFFIDAVIT FOR POSTED LAND USE SIGN

I, Erica Samples, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 5/21/26 FOR THE Farmlands Commercial SSCPA
(Date) (Project name & type of action)

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

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Four
(Number of signs)

# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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

**PROJECT NAME:** Farmlands Commercial **APPLICATION NO.:** PSSC26-0002

**APPLICATION TYPE:** SSCPA **CURRENT ZONING:** CC, CI, PD-R

**NATURE/SCOPE OF PROPOSAL:** To amend the future land use of the subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial

**DATE OF PUBLIC HEARING(S):**

June 8, 2026 **AT** 6:00 **PM**

June 22, 2026 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

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

**FOR MORE INFORMATION CONTACT:**
**CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

**386-418-6121**

**planning@cityofalachua.com**

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

# Posted Notice Location Map
# PSSC26-0002 | Farmlands Commercial

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

**SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION**

N

0 62.5 125 250 Feet

Legend

Sign Locations




Prepared by the City of Alachua Planning & Community Development Department

Prepared: 3/31/2026 By: ca_crockett

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# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

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

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA. ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA 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).

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## NOTICE OF LAND USE DEVELOPMENT ACTION

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PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

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# CITY OF ALACHUA

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FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT



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:** June 8, 2026

**SUBJECT:** Ordinance 26-10: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Quasi-Judicial Hearing; First Reading).

**PREPARED BY:** Carson Crockett

**RECOMMENDED ACTION:**

Staff recommends that the City Commission find the site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-10 upon first reading and (2) schedule second and final reading of Ordinance 26-10 for June 22, 2026.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehenisve Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-10 upon first reading and (2) schedule second and final reading of Ordinance 26-10 for June 22, 2026.*

## Summary

This application is a request by eda consultants, inc. (Agent) and NV5, Inc. (Agent) together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) for consideration of a site-specific amendment to the Official Zoning Atlas (rezoning). The proposed rezoning would change the zone district from Community Commercial (CC), Commercial Intensive (CI), and Planned Development –

Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182.00-acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002).

The Applicant has submitted a companion application for a small-scale Comprehensive Plan amendment, which proposes to amend the future land use categories from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre portion of the subject property.

**Existing Zone Districts**

Section 3.5.2(C) of the City's Land Development Regulations (LDRs) establishes the CC zone district with the purpose to "provide lands for business uses that provide goods and services to residents of the entire community." Uses typically consist of retail sales and services, offices, visitor accommodations, and eating establishments; however, the CC zone district is a mixed-use zone district and permits a limited number of residential uses. The maximum floor area ration (FAR) is 1.25 for parcels one-acre or less in size and the maximum density is 15 dwelling units per acre (DUA).

The CI zone district is established by Section 3.5.2(E) of the City's LDRs with the purpose to "provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location." Uses typically consist of regional retail sales and services, auto-oriented uses, visitor accommodations, and eating establishments. Higher density residential uses and affordable housing may be developed in conjunction with non-residential uses at a maximum density of 15 DUA. The maximum FAR is 1.25 for parcels one-acre or less in size.

Section 3.6.1(A) of the City's LDRs establishes the general purposes of all planned development districts, with Section 3.6.1(B)(1) establishing the specific purpose of the PD-R district to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space." The existing PD-R district is known as the Farmlands PD and currently permits an aggregate of 275 dwelling units (3.16 DUA) and 4,000 square feet of non-residential floor area for use of an amenity center.

**Proposed Zone Districts**

The proposed rezoning would retain a portion of the existing PD-R district; however, the total number of dwelling units permitted would be reduced to 203 dwelling units (1.66 DUA). The remainder of the subject property would be rezoned to PD-COMM.

Section 3.6.1(B)(4) of the City's LDRs establishes the specific purpose of the PD-COMM district to "provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses." The proposed PD-COMM district would function in conjunction with the PD-R district to provide a mix of compatible uses in close proximity to each other while retaining distinct use areas and characteristics. The proposed PD-COMM district would permit an aggregate of 0 DUA and up to 450,000 square feet of non-residential floor area (0.17 FAR).

Figure 4 shows the proposed PD Master Plan, which is divided into three development areas. Development Area "A" (± 48.00-acres) is principally the commercial use area. Development Area "B" (± 81.00-acres) is principally the residential use area. Development Area "C" (± 53.00-acres), also referred to as common area/stormwater/open space, is principally the location of buffers, necessary infrastructure such as stormwater management facilities, open space, a community center, etc.

On April 21, 2026, the Planning & Zoning Board voted to transmit the application to the City Commission with a recommendation to approve.

On May 4, 2026, the City Commission deferred the hearing of Ordinance 26-10 to a date certain of June 8, 2026.

## FINANCIAL IMPACT

N/A

## ADDITIONAL FINANCIAL INFORMATION

N/A

## COMMISSION GOALS

## ATTACHMENTS

1. Ordinance 26-10
2. Staff Report
3. Draft PD Agreement
4. PD Master Plan
5. Application Materials
6. Written Public Comment Thru 2026_06_02
7. Public Notice Materials
8. Carson J. Crockett, AICP - Resume on File

# ORDINANCE 26-10

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; 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 further described herein has been filed with the City (the "Amendment") by eda consultants, inc. ("Agent") and NV5. Inc. ("Agent") (together as the "Applicant") on behalf of AYLA, LLC; First Coast Road Rangers, LLC; Jack's Small Engine Repair LLC, and JTFA LLC (together as the "Property Owners"); and,

**WHEREAS**, the Property Owners desire to obtain approval for a Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") in the City, together known as the Farmlands Planned Development ("Project"); and,

**WHEREAS**, the Property Owners wish to construct the Project, consisting of a maximum of 203 residential dwelling units and a maximum of 454,000 square feet of non-residential floor area on the subject property, the legal description of which is attached hereto as Exhibit "A" and is referred to as the "Property"; and,

**WHEREAS**, a duly advertised quasi-judicial public hearing was conducted on the Amendment on April 21, 2026, by the City of Alachua Planning and Zoning Board ("PZB"), and the PZB reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for approval to the City Commission; and,

**WHEREAS**, the City Commission considered the recommendations of the PZB at duly advertised quasi-judicial public hearings on June 8, 2026, and _____, 2026, and provided for and received public participation at both public hearings; and,

**WHEREAS**, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

**WHEREAS**, for reasons set forth in this Planned Development Ordinance ("PD Ordinance") that is hereby adopted and incorporated as findings 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 is in compliance with the City of Alachua Land Development Regulations.
4. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

**Section 2. Official Zoning Atlas Amended**

The Official Zoning Atlas is hereby amended from Community Commercial ("CC"), Commercial Intensive ("CI"), and PD-R to PD-R and PD-COMM for the Property in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" and attached hereto and incorporated herein.

**Section 3. Planned Development Master Plan and Planned Development Agreement**

The Planned Development Master Plan ("PD Master Plan" found in Exhibit "C" and the Planned Development Agreement ("PD Agreement") found in Exhibit "D" of this PD Ordinance are hereby approved and adopted concurrent with the approval of this PD Ordinance for a period of 10 years from the date of final approval by the City Commission.

**Section 4. Development Parameters**

These development parameters shall apply to any development proposed within the PD-R or PD-COMM zone districts as adopted by Section 2 of this PD Ordinance and as described by Exhibits "A" and "B".

1. The development shall consist of non-residential and residential uses and be developed in up to five phases. The location of each phase shall be designed in a manner that will create a logical and functional development and infrastructure pattern. More specifically, phasing shall generally occur from north to south with boundaries for each phase determined by access and utility infrastructure. This PD Ordinance and the PD Agreement found in Exhibit "D" shall be valid for a period of no more than 10 years from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance.
2. The development shall consist of uses including single-family detached, uses consistent with the PD-COMM zoning district, and common areas as shown on the PD Master Plan found in Exhibit "C". The density, intensity, allowable uses, and acreage, where applicable, for each development area are as follows:

| Maximum Development Area & Density/ Intensity | Allowable Uses [1] | Maximum Potential Development | Acres | Percentage of PD |
|---|---|---|---|---|
| Development Area 'A'<br><br>0 DUA<br><br>0.22 FAR | All allowed uses within the PD-COMM district as shown in Table 4.1-1, Table of Allowed Uses, of the City's Land Development Regulations, including, but not limited to:<br><br>• Child care center;<br>• School; | 0 dwelling units<br><br>450,000 square feet non-residential | ± 48 | ± 27% |

| Maximum Development Area & Density/ Intensity | Allowable Uses [1] | Maximum Potential Development | Acres | Percentage of PD |
|---|---|---|---|---|
| Development Area 'A' (Continued) | • Post office;<br>• Assisted living facility;<br>• Restaurant, indoor seating only;<br>• Restaurant, with outdoor seating;<br>• Restaurant, with drive-through or drive-in service;<br>• Specialty eating establishment;<br>• Offices;<br>• Bar, nightclub, or cocktail lounge;<br>• Drug store or pharmacy (stand alone);<br>• Entertainment establishment;<br>• Financial institution;<br>• Personal services establishment;<br>• Sales establishment;<br>• Large-scale retail establishments;<br>• Microbrewery; and,<br>• Hotel or motel. | | | |
| Development Area 'B'<br><br>2.5 DUA<br>0.00 FAR | • Dwelling, single-family detached. | 203 dwelling units<br>0 square feet non-residential | ± 81 | ± 44% |

| Maximum Development Area & Density/ Intensity | Allowable Uses [1] | Maximum Potential Development | Acres | Percentage of PD |
|---|---|---|---|---|
| Development Area 'C'<br><br>(Common Area/Stormwater/ Open Space)<br><br>0 DUA<br><br><0.01 FAR | • Active & passive use areas:<br>  • Trails;<br>  • Parks;<br>  • Playgrounds;<br>  • Clubhouse & pool;<br>• Landscaped areas;<br>• Utility easements; and,<br>• Stormwater management facilities. | 0 dwelling units<br><br>4,000 square feet | ± 10.4 | ± 10% |
| 1. Utilities and supportive infrastructure improvements, including but not limited to potable water, sanitary sewer, gas, and electric are permitted in all land use areas. | | | | |

3. The dimensional standards for the allowable uses, where applicable, for the Project are as follows:

| Allowable Use | Min. Lot Area (Sq. Ft.) | Min. Lot Width (Ft.) | Max. Lot Coverage | Min. Setbacks (Ft.) | | | Max. Height |
|---|---|---|---|---|---|---|---|
| | | | | Front | Side | Rear | |
| PD-R [1] | | | | | | | |
| Yellow (Minimum Lot Size ½ Acre) | 21,780 | 85 | 40% | 20 | 7.5 | 15 | 65 |
| Orange (Minimum Lot Size 1/3 Acre) | 14,520 | 70 | 40% | 20 | 7.5 | 15 | 65 |
| All Other Uses [2] | 10,000 | 50 | 40% | 20 | 7.5 | 15 | 65 |
| PD-COMM | | | | | | | |
| All Other Uses [2] | 0 | 0 | 80% (aggregate total in PD-COMM) | 20 | 0 | 20 | 65 |
| 1. In the PD-R Areas, setbacks and dimensional standards apply only to individual platted lots and all building separation requirements specified in the Florida Building Code are applicable.<br>2. More active recreation uses such as playgrounds, picnic areas, pavilions & gazebos are only permitted in open space areas that are located in the center/interior of the project. Clubhouse/amenity center and any associated parking or outdoor component (such as playground, pool, or pool deck) shall be setback from NW 188th street right-of-way a minimum of 250'. | | | | | | | |

4. A final PD plan shall consist of a site plan and/or preliminary plat. Application for a final PD plan must be submitted to the City within 12-months of from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the 12-month period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to this PD Ordinance.

5. A final PD plan for development on the Property shall be consistent with the City of Alachua Comprehensive Plan, the City's Land Development Regulations, approved PD Master Plan, PD Agreement, and this PD Ordinance, and includes the following requirements:

    a. General Requirements:

        i. The Property Owners, their successors and/or assigns, shall be responsible for the provision of infrastructure for the project. This shall include all on-site and off-site improvements, including transportation system or utility improvements, deemed necessary to support the development by the City in the City's sole discretion. Off-site improvements deemed necessary to support the development by the City in the City's sole discretion shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations in existence at the time the development requiring the infrastructure is proposed and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If off-site improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for off-site improvements will be provided by traffic study data, reports, or other infrastructure analysis that identify proportional impacts from the proposed development. The data and analysis will be provided by the Property Owners, their successors and/or assigns, and reviewed by the City. The Property Owners, their successors and/or assigns, shall pay for any consultants or experts the City deems necessary to review the data and analysis provided.

        ii. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association in compliance with Section 7.7 of the City's Land Development Regulations. The property owners' association shall have the responsibility of maintenance of all common areas. In the event common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3, and 7.8.1 of the City's Land Development Regulations are not owned by a property owners' association, such areas shall be burdened by an easement that requires a property owners' association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

        iii. The Property Owners, their successors and/or assigns, shall submit a utility system plan as part of the construction plans for the proposed site plan or preliminary plat.

        iv. Utilities shall be extended throughout the Project within areas designated as public rights-of-way to the maximum extent practicable. Utility infrastructure which must run outside a public right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

        v. A final PD plan shall include the exact number of residential dwelling units and non-residential floor area, as well as precise information regarding the layout of open space, traffic and pedestrian circulation, and stormwater management.

vi. No construction vehicles shall access the subject property from NW 188th Street during development of the property. Furthermore:

1. Construction activities shall only occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday and between the hours of 9:00 AM and 7:00 PM, Saturday and Sunday; and,

2. Dust and debris from construction activities shall be minimized as to not spread dust and debris off-site. This may include, but is not limited to, dust control achieved through water trucks, removal of mud/soil from vehicle tires before exiting the site, and street cleaning.

b. Transportation Requirements:

i. The ingress/egress points to the Property shall be located as depicted on the approved PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's Land Development Regulations, the City's Design and Construction Requirements (latest edition at the time of review of site plan or construction plans), standards of the Florida Department of Transportation (FDOT) and Alachua County where applicable, and the approved PD Master Plan.

ii. Roadway shifts of less than 100 feet (measured centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3(D)(8) of the City's Land Development Regulations.

iii. The design of proposed roadways shall be reviewed and approved as part of construction plans submitted for the subdivision review process, as further described in Section 2.4.10 of the City's Land Development Regulations, or site plan review or infrastructure plan review process, as further described in Section 2.4.9 of the City's Land Development Regulations.

iv. A phase 2 traffic impact analysis ("TIA") shall be provided at time of submission of any final PD plan application.

v. The ingress/egress point to the Property located on NW 188th Street shall be designated as emergency access only, but shall be paved and designed to have a minimum paved width of 24' and shall be dedicated as right-of-way or have an easement provided. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar material. An ungated pedestrian access may be provided granted it is designed to not be accessible by vehicular traffic.

c. Pedestrian and Street Improvements:

i. The Property Owners, their successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Article 7 and any other pertinent section of the City's Land Development Regulations, subject to the following:

1. Block lengths may exceed 600-feet in length. Block lengths greater than 600' in length shall include a minimum 20-foot-wide easement for a pedestrian way through the block. In no case shall block lengths exceed 1,000-feet.

2. Traffic calming measures shall be used to connect mid-block cuts with each other or other elements of the pedestrian circulation network and may include raised pedestrian crossings, change in materials, bulb-outs, or other similar measures approved by the City in its sole discretion. These pedestrian ways shall be privately maintained, unless a separate agreement is made between the

Property Owners, their successors and/or assigns, and the City of Alachua Public Services Department.

3. Any easement intended for pedestrian access through a block shall be improved with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material.

4. In no instance shall a block length or length of travel through an easement exceed 900 feet.

ii. A minimum 5-foot-wide sidewalk shall be provided on both sides of all public streets.

iii. A minimum 8-foot-wide multi-use path shall be provided along the former seaboard right-of-way as depicted on the PD Master Plan. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

iv. The bicycle/pedestrian connection between Development Area 'A' and Development Area 'B' shall consist of an easement a minimum of 20-feet in width with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

d. Off-Street Parking and Loading Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review.

ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed parking for the outparcel(s) retail services/business will be per the City of Alachua Land Development Regulations (LDRs). The proposed parking for the shopping center retail services will be as follows: 1 space per 305 SF of gross floor area; maximum=125% of minimum. Shopping center is a unified commercial development containing three or more business establishments, including but not limited to general merchandise stores, retail stores, restaurants, grocery stores, specialty sales establishments, and services users.

2. Bicycle parking will be provided at a rate of 1 bicycle parking spaces per 5,000 SF of gross floor area. Location of bicycle parking shall be located within 50 to 100' of primary building entrances as practical, placed outside of vehicular aisles and walkways with a bike rack that allows locking of the frame and wheel. The location will be distributed through the retail site and outparcels. Final location will be shown on the design plans. A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

e. Signage Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review.

ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. Wall signage shall be in accordance with Section 6.5.4(C)(3), except that in the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises in an amount not to exceed 10% of the respective portion of the building elevation.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

f. Electric System Requirements:

i. The Property Owners, their successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provide as necessary to serve the Project.

g. Potable Water and Wastewater System Requirements:

i. The Property Owners, their successors and or/assigns, shall be responsible for all costs associated with connection to the City's potable water and wastewater systems as necessary to serve the project.

ii. No new wells will be allowed in the Project. No new sceptic or other self-contained waste water systems will be allowed in the Project. All development within the Project will be required to connect to the City's potable water and wastewater systems.

iii. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, the Florida Building Code, and Chapter 633, Florida Statutes.

iv. The locations of proposed lift stations are approximate as depicted in the PD Utility Plan as part of the approved PD Master Plan. The applicant will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department; however, the location of future lift stations shall be generally consistent with the PD Utility Plan.

h. Landscape and Open Space Requirements

i. The Property Owners, their successors and/or assigns, shall submit a landscaping and buffering plan as part of any final PD plan.

ii. All final PD plans in the PD-R shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review.

iii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed PD Master Plan shows the proposed perimeter buffers for the PD-COMM. For the outparcel(s) a minimum 5' landscape buffer strip is required on lot sides as they are created.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

iv. The Property Owners, their successors and/or assigns, shall submit an open space plan as part of any final PD plan. The open space plan shall meet the minimum requirements established by Section 6.7 of the City's Land Development Regulations in effect at time of review.

i. Stormwater and Environmental Requirements:

i. The Property Owners, their successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's Land Development Regulations must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

ii. Any final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Evaluations may include the requirement of conducting electric resistivity tests, ground penetrating radar, and/or additional soil borings in the City's sole discretion. The Property Owner's, their successors and/or assigns, shall be responsible for furnishing the cost of the additional evaluations and the City's expert.

iii. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the stormwater system design in high aquifer recharge areas.

iv. The Property Owners, their successors and/or assigns, shall provide a listed species and habitat survey as part of any final PD plan for the Project, including a 100% gopher tortoise and burrowing owl survey. Standard measures of protection for eastern indigo snakes are required, if documented. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, state, or federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

v. If any wetlands are identified on the Property, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and shall grant conservation easements or other appropriate mechanisms, as determined by the City, to protect wetland areas. Any submitted wetland delineations shall be acceptable to the City for a period of no more than three years from the original date of delineation.

vi. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the eradication of invasive exotic plant species.

vii. The Property Owners, or their successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property. Thereafter, the Owner, or their successors and/or assigns, shall assure long-term implementation of an exotic plants management approved with a final development order and which shall be included in covenants and restrictions to be implemented by a property owner's association in conformance with Section 7.7 of the City's Land Development Regulations or other mechanism acceptable to the City.

viii. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

ix. Regulated trees shall be surveyed and location identified during the design of any final PD plan in order to preserve existing trees to the greatest extent practicable. The PD Master Plan may be slightly adjusted to allow for flexibility in road and lot configuration for the express purposed of preserving on-site canopy areas which will enhance the Project by providing shaded green spaces and buffers.

6. The Property Owners, their successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, the Florida Department of Transportation, and any other local, state, or federal agency before the commencement of any development on the Property for the Project.

7. The development parameters defined herein do not inordinately burden the Property Owners, their successors and/or assigns, or the development of the Property or the Project.

8. The rezoning of the Property and adoption of this PD Ordinance do not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

9. The adoption of this PD Ordinance does not guarantee the approval of any development permits, including, but not limited to, preliminary plats, construction plans, final plats, infrastructure plans, or site plans for the Project, or for any section thereof, for the Property Owners, their successor and/or assigns.

10. All development, including, but not limited to, any final PD plan for the Project shall be governed by the laws, regulations, comprehensive plan, and ordinances in effect at the time of the specific proposed development and not as of the date of this ordinance.

**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 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. More specifically, Ordinance 22-07 (which established the original NW 188th Street/US 441 Planned Development) and any NW 188th Street/US 441 Planned Development PD Master Plan, PD Agreement, or Planned Development governing document is hereby repealed in its entirety and superseded by this PD Ordinance and the PD Master Plan and PD Agreement adopted by Section 3 of this PD Ordinance.

**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 8th day of June, 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:**

_____
Rodolfo Valladares, City Manager/Clerk

**APPROVED AS TO FORM**

_____
Scott Walker, City Attorney

**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")**

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51'13" EAST, 868.58 FEET); THENCE NORTH 88°41'22" EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14'37" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION FOR: Planned Development – Commercial (“PD-COMM”)**

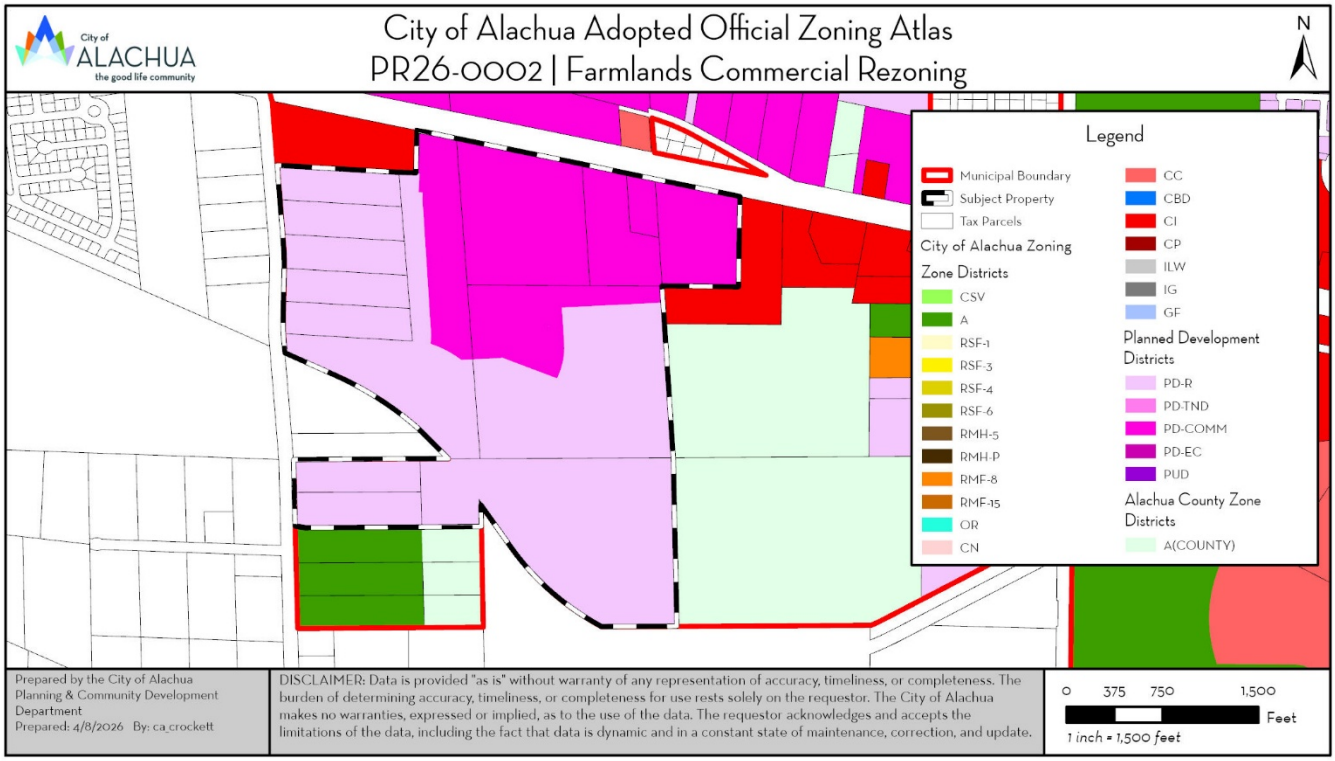
A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG

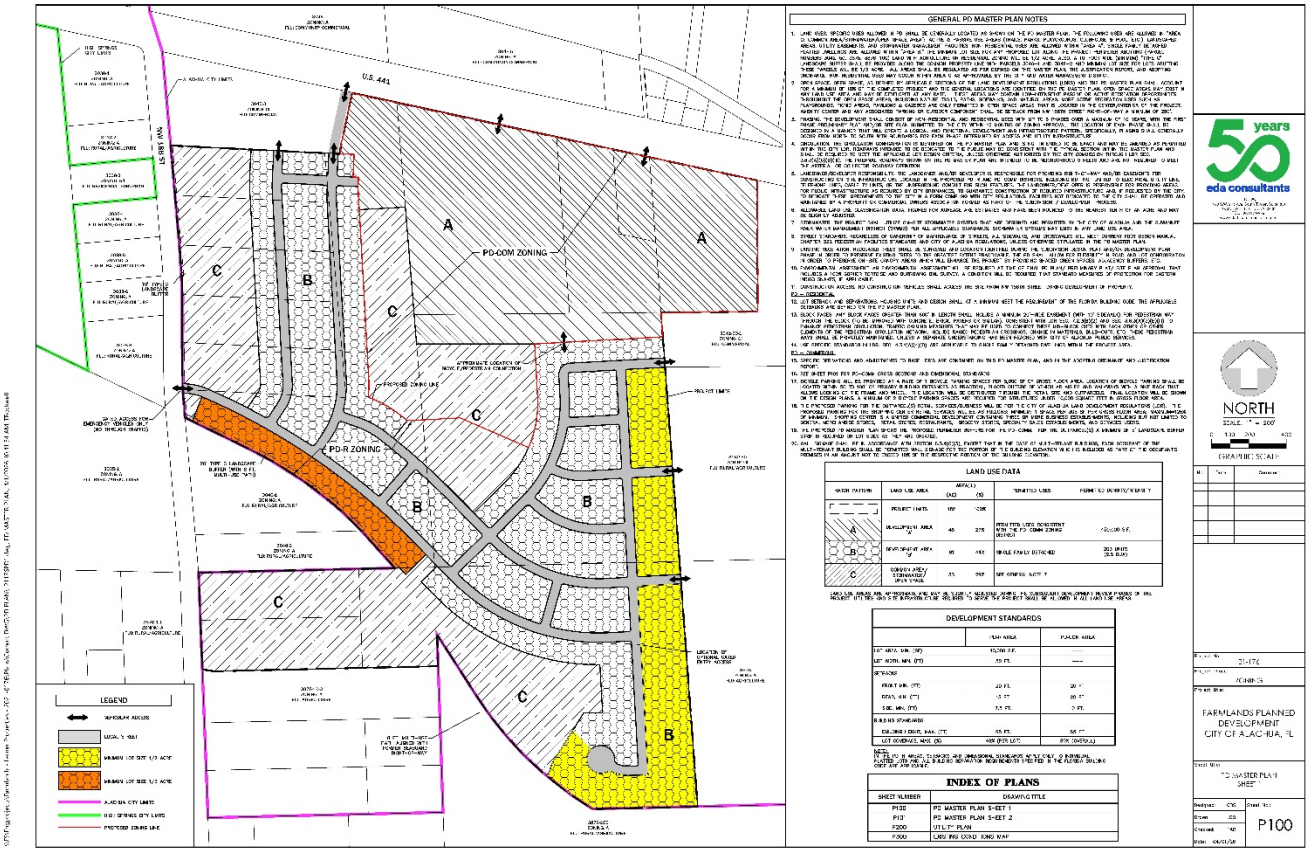
THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

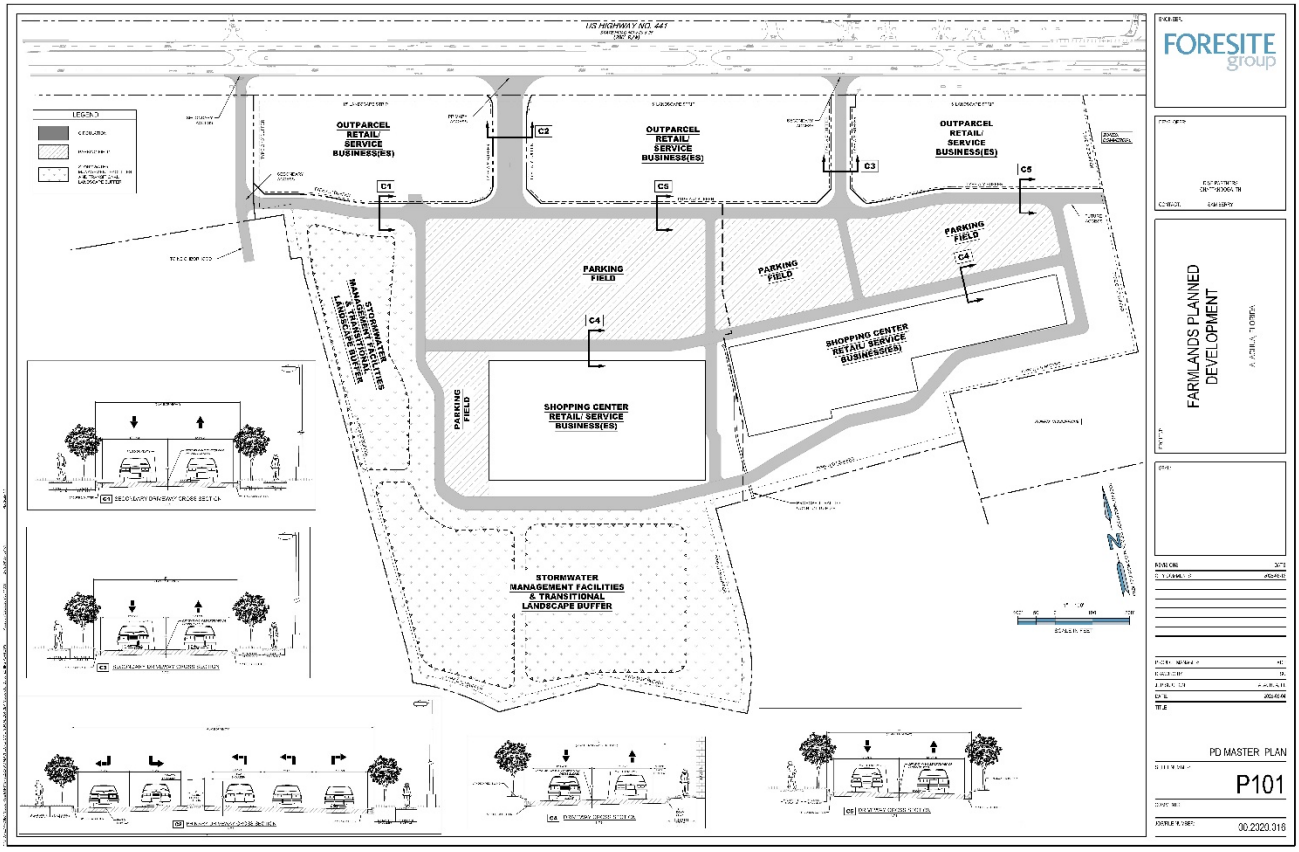
CONTAINING 60.76 ACRES, MORE OR LESS.

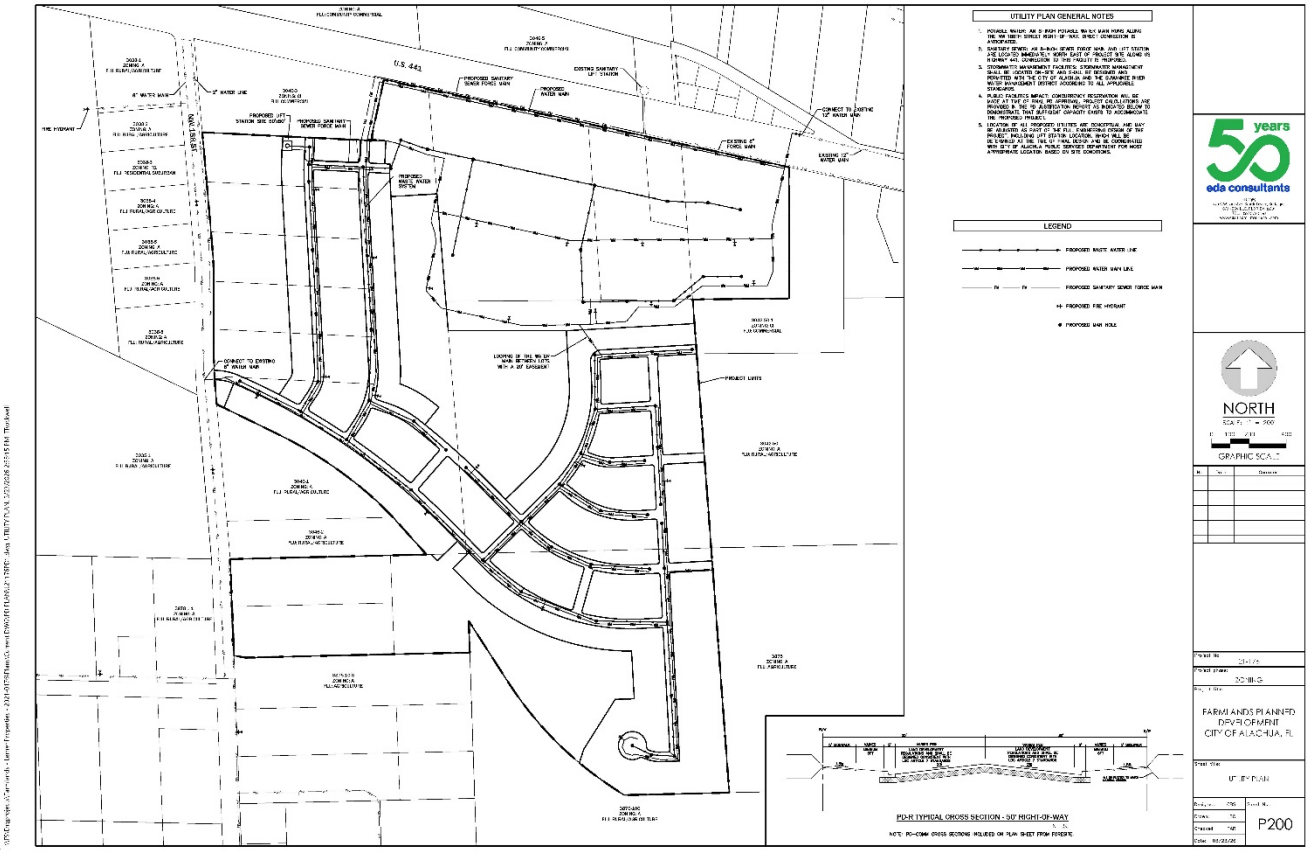
**EXHIBIT "B"**


City of ALACHUA
the good life community
City of Alachua Adopted Official Zoning Atlas
PR26-0002 | Farmlands Commercial Rezoning
N
Legend
Municipal Boundary
Subject Property
Tax Parcels
City of Alachua Zoning Zone Districts
CSV
A
RSF-1
RSF-3
RSF-4
RSF-6
RMH-5
RMH-P
RMF-8
RMF-15
OR
CN
CC
CBD
CI
CP
ILW
IG
GF
Planned Development Districts
PD-R
PD-TND
PD-COMM
PD-EC
PUD
Alachua County Zone Districts
A(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 4/8/2026 By: ca_crockett
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
0 375 750 1,500
Feet
1 inch = 1,500 feet

## EXHIBIT "C"


GENERAL PD MASTER PLAN NOTES
LAND USE DATA
DEVELOPMENT STANDARDS
INDEX OF PLANS
PD-OOM ZONING
PD-R ZONING
LEGEND
NORTH
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
P100


US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
C1
C2
C3
C5
C6
C4
PARKING FIELD
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
PD MASTER PLAN
P101


U.S. 441
UTILITY PLAN GENERAL NOTES
LEGEND
PROPOSED WATER MAIN LINE
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED FIRE HYDRANT
PROPOSED MAN HOLE
PROJECT LIMITS
NORTH
GRAPHIC SCALE
50 years
eda consultants
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
P200
PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

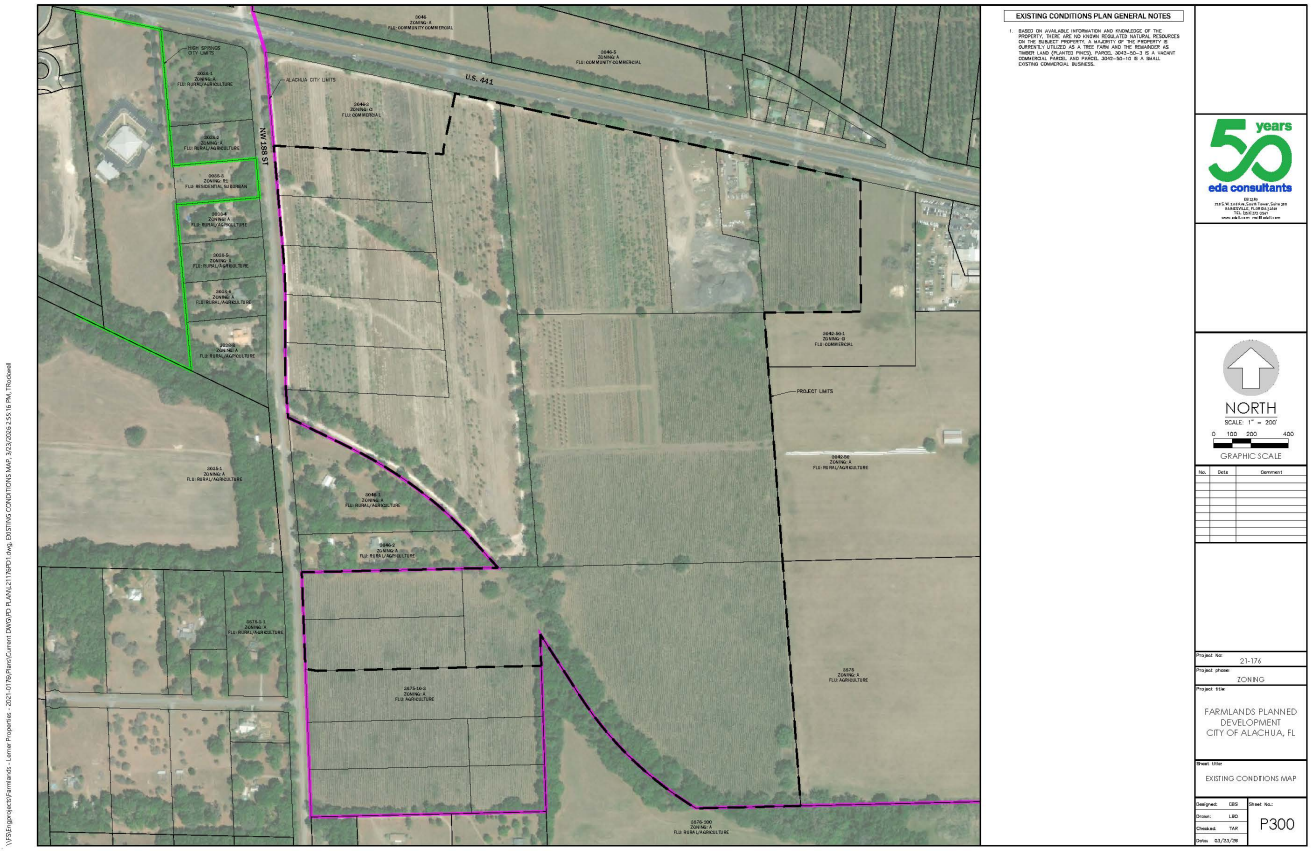

EXISTING CONDITIONS PLAN GENERAL NOTES
1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE PROPERTY. THE MAJORITY OF THE PROPERTY IS CURRENTLY UTILIZED AS TREE FARM (TIMBER LAND PLANTED PINES). PARCEL 3643-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3643-50-10 IS A SMALL EXISTING COMMERCIAL BUSINESS.
U.S. 441
NW 188 ST
ALACHUA CITY LIMITS
PROJECT LIMITS
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
No. Date Comment
Project No. 21-176
Project phase ZONING
Project title
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
Sheet title
EXISTING CONDITIONS MAP
Designed CEG
Drawn LAD
Checked TAP
Date 03/31/26
Sheet No.
P300
50 years
eda consultants

**EXHIBIT "D"**

**EXECUTED PD AGREEMENT**
**INCOPROATED BY REFERENCE**

# City of Alachua
## Planning & Community Development Department
## Staff Report

**Planning & Zoning Board Hearing Date:** April 21, 2026
**Quasi-Judicial Hearing** **Application #: PR26-0001**

| | |
|---|---|
| **SUBJECT:** | A request to amend the Official Zoning Atlas from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM). |
| **APPLICANT/AGENT:** | eda consultants, inc.<br>NV5, Inc. |
| **PROPERTY OWNER:** | AYLA LLC<br>First Coast Road Rangers LLC<br>Jack's Small Engine Repair LLC<br>JTFA LLC |
| **LOCATION:** | Generally located at 16650 NW US Highway 441 |
| **PARCEL ID NUMBER:** | 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002 |
| **FLUM DESIGNATION:** | Low Density Residential; Moderate Density Residential; Community Commercial |
| **ZONING:** | Community Commercial (CC); Commercial Intensive (CI); Planned Development – Residential (PD-R) |
| **OVERLAY:** | N/A |
| **ACREAGE:** | ± 182.00 |
| **PROJECT PLANNER:** | Carson J. Crockett, AICP |

**RECOMMENDATION:**

Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings 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 AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve.*

# SUMMARY

This application is a request by eda consultants, inc. (Agent) and NV5, Inc. (Agent) together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) for consideration of a site-specific amendment to the Official Zoning Atlas (rezoning). The proposed rezoning would change the zone district from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182.00-acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002).

The Applicant has submitted a companion application for a small-scale Comprehensive Plan amendment, which proposes to amend the future land use categories from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre portion of the subject property.

## Existing Zone Districts

Section 3.5.2(C) of the City's Land Development Regulations (LDRs) establishes the CC zone district with the purpose to "provide lands for business uses that provide goods and services to residents of the entire community." Uses typically consist of retail sales and services, offices, visitor accommodations, and eating establishments; however, the CC zone district is a mixed-use zone district and permits a limited number of residential uses. The maximum floor area ration (FAR) is 1.25 for parcels one-acre or less in size and the maximum density is 15 dwelling units per acre (DUA).

The CI zone district is established by Section 3.5.2(E) of the City's LDRs with the purpose to "provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location." Uses typically consist of regional retail sales and services, auto-oriented uses, visitor accommodations, and eating establishments. Higher density residential uses and affordable housing may be developed in conjunction with non-residential uses at a maximum density of 15 DUA. The maximum FAR is 1.25 for parcels one-acre or less in size.

Section 3.6.1(A) of the City's LDRs establishes the general purposes of all planned development districts, with Section 3.6.1(B)(1) establishing the specific purpose of the PD-R district to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space." The existing PD-R district is known as the Farmlands PD and currently permits an aggregate of 275 dwelling units (3.16 DUA) and 4,000 square feet of non-residential floor area for use of an amenity center.

Table 1. Summary of Existing Zone Districts

| Summary of Existing Zone Districts | | |
|---|---|---|
| Zone Districts: | CC, CI, PD-R | |
| Max Gross Density: | CC | 105 dwelling units (15 DUA*) |
| | CI | 306 dwelling units (15 DUA) |
| | PD-R | 275 dwelling units (3.61 DUA) |
| | **TOTAL** | 686 dwelling units (± 3.76 DUA) |
| Max Floor Area: | CC | ± 182,952 (0.60 FAR*) |
| | CI | ± 534,481.2 (0.60 FAR*) |
| | PD-R | ± 4,000 square feet (<0.01 FAR) |
| | **TOTAL** | ± 721,433 square feet (0.09 FAR) |
| Typical Uses: (For a full and comprehensive list, refer to the Table 4.1-1, Table of Allowed Uses, of the City's LDRs) | CC | ▪ Dwelling, multiple family;<br>▪ Upper story dwelling;<br>▪ Community services;<br>▪ Medical and dental clinic;<br>▪ Institutions;<br>▪ Parks and open areas;<br>▪ Utilities;<br>▪ Animal sales, service and care;<br>▪ Eating establishments;<br>▪ Offices;<br>▪ Retail sales and services; and,<br>▪ Hotel or motel. |
| | CI | ▪ Dwelling, multiple family;<br>▪ Upper story dwelling;<br>▪ Health care facilities;<br>▪ Parks and open areas;<br>▪ Utilities;<br>▪ Animal sales, service and care;<br>▪ Eating establishments;<br>▪ Conference center;<br>▪ Industrial services;<br>▪ Offices;<br>▪ Retail sales and services;<br>▪ Sexually oriented business;<br>▪ Vehicles, sales and services; and,<br>▪ Hotel or motel. |
| | PD-R | ▪ Single-family detached dwelling units; and,<br>▪ Community center. |
| *Density and intensity calculations were completed using the highest densities and intensities permitted in the zone district categories; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential. | | |

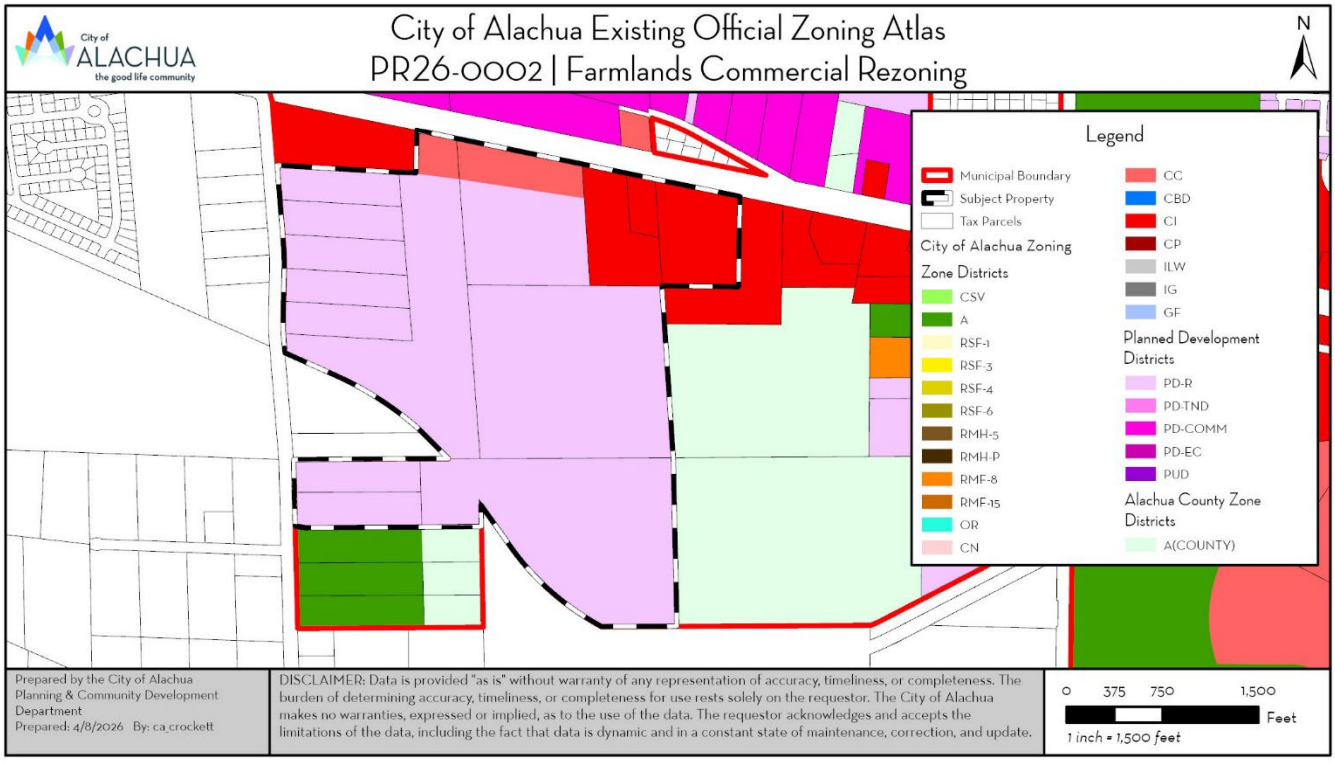



**Figure 1. Existing Official Zoning Atlas with Subject Property**

## Proposed Zone Districts

The proposed rezoning would retain a portion of the existing PD-R district; however, the total number of dwelling units permitted would be reduced to 203 dwelling units (1.66 DUA). The remainder of the subject property would be rezoned to PD-COMM.

Section 3.6.1(B)(4) of the City's LDRs establishes the specific purpose of the PD-COMM district to "provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses." The proposed PD-COMM district would function in conjunction with the PD-R district to provide a mix of compatible uses in close proximity to each other while retaining distinct use areas and characteristics. The proposed PD-COMM district would permit an aggregate of 0 DUA and up to 450,000 square feet of non-residential floor area (0.17 FAR).

Figure 4 shows the proposed PD Master Plan, which is divided into three development areas. Development Area "A" (± 48.00-acres) is principally the commercial use area. Development Area "B" (± 81.00-acres) is principally the residential use area. Development Area "C" (± 53.00-acres), also referred to as common area/stormwater/open space, is principally the location of buffers, necessary infrastructure such as stormwater management facilities, open space, a community center, etc.

Table 2. Summary of Proposed Zone Districts

| Summary of Proposed Zone Districts | | |
|---|---|---|
| Zone Districts: | CC, CI, PD-R | |
| Max Gross Density: | PD-R | 203 dwelling units (1.66 DUA) |
| | PD-COMM | N/A |
| | **TOTAL** | 203 dwelling units (± 1.12 DUA) |
| Max Floor Area: | PD-R | ± 4,000 square feet (<0.01 FAR) |
| | PD-COMM | ± 450,000 (0.17 FAR) |
| | **TOTAL** | ± 454,000 square feet (0.06 FAR) |
| Typical Uses:<br><br>(For a full and comprehensive list, refer to the draft PD Ordinance in Exhibit "A") | PD-R | ▪ Single-family detached dwelling units; and,<br>▪ Community center. |
| | PD-COMM | ▪ Community services;<br>▪ Child care center;<br>▪ Health care facilities;<br>▪ Institutions;<br>▪ Parks and open areas;<br>▪ Utilities;<br>▪ Animal sales, service and care;<br>▪ Eating establishments;<br>▪ Conference center;<br>▪ Offices;<br>▪ Recreation/entertainment, indoor;<br>▪ Retail sales and services;<br>▪ Vehicles, sales and services; and,<br>▪ Visitor accommodations. |
| ***Net Increase/ Decrease*** | ***- 483 dwelling units***<br>***- 267,433 square feet non-residential floor area*** | |

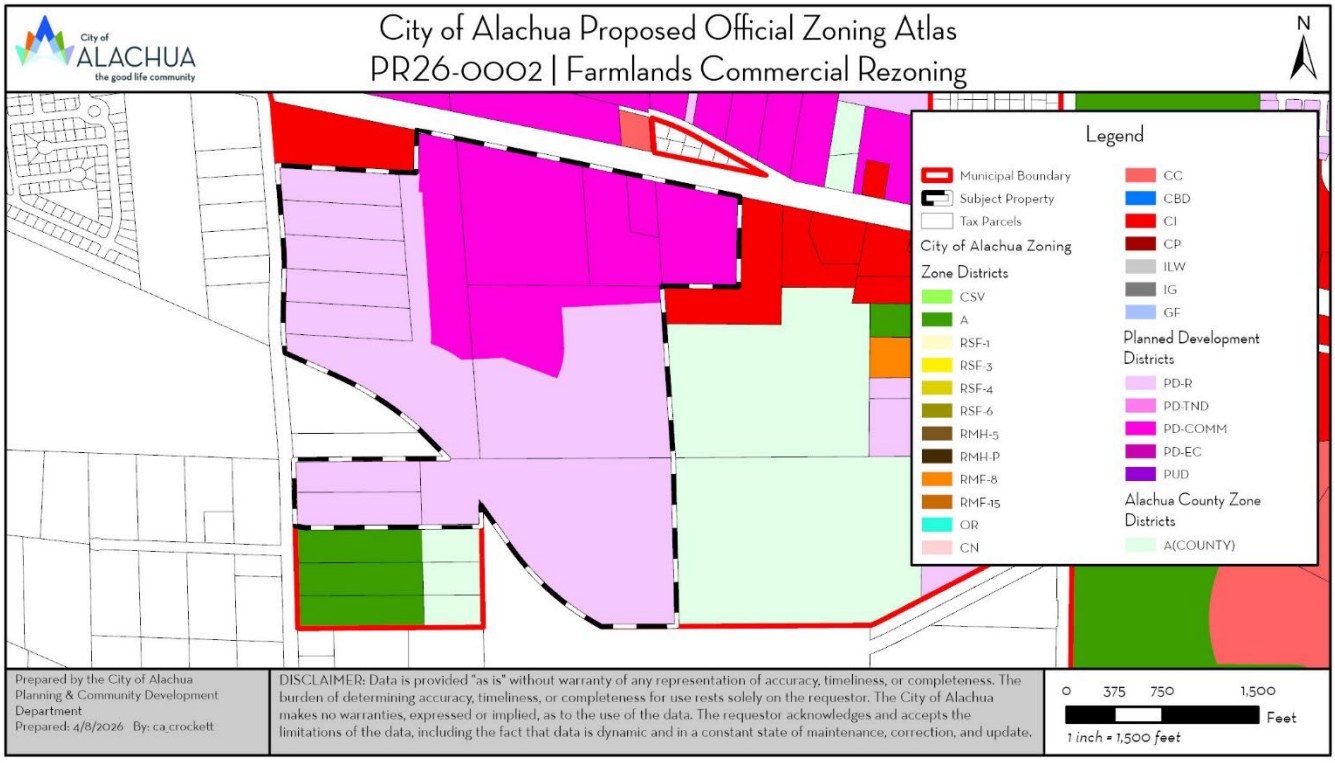



**Figure 2. Proposed Official Zoning Atlas with Subject Property**

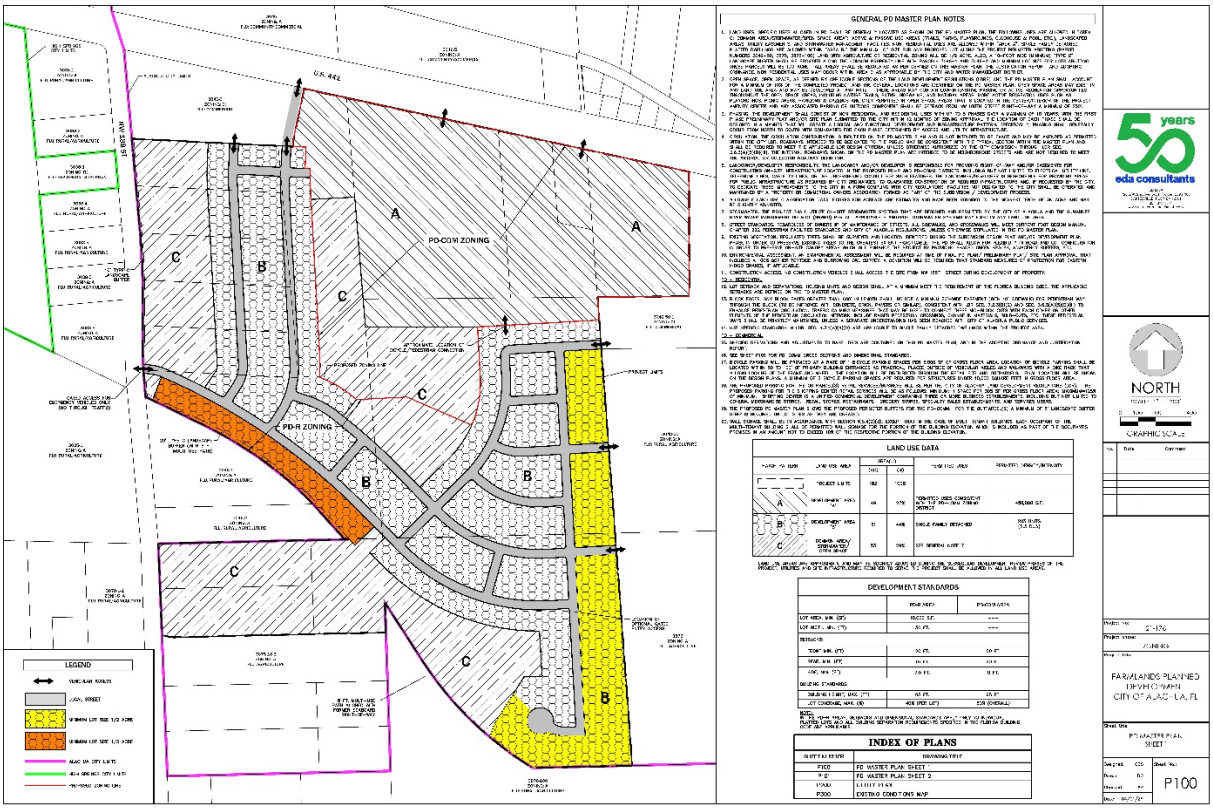



**Figure 3. Proposed PD Master Plan**

## EXISTING USES

The subject property is undeveloped and has been historically used for silviculture; however, the subject property is part of a previously approved PD-R.

## SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 3. Figure 4 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

**Table 3. Surrounding Land Uses**

| Direction | Existing Use(s) | FLUM Designation(s) | Zoning District(s) |
|---|---|---|---|
| North | Agriculture, Vacant Commercial | Community Commercial | Planned Development – Commercial (PD-COMM) |
| South | Silviculture, Single-Family Residential | Agriculture, Rural/Agriculture (County) | Agricultural (A), Agricultural (A)(County) |
| East | Agriculture | Agriculture, Commercial | Agricultural (A), Commercial Intensive (CI) |
| West | Single-Family Residential | Rural/Agriculture (County), Low Density Residential (High Springs) | Agricultural (A)(County), Single-Family Residential (R-1)(High Springs) |

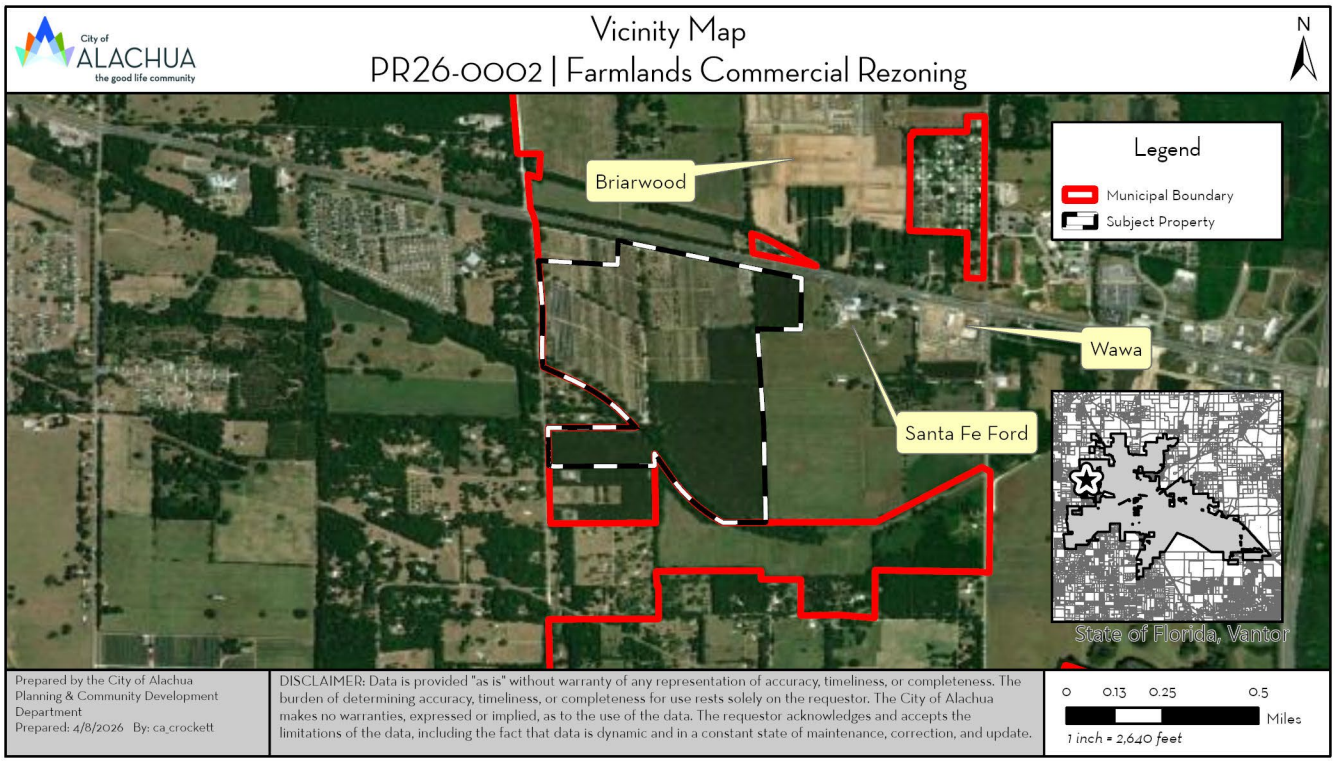



**Figure 4. Vicinity Map**

## NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for site-specific amendments to the Official Zoning Atlas.

A neighborhood meeting was held on September 24, 2025, and October 22, 2025, at Legacy Park. As required by Section 2.2.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meetings were attended by 16 members of the public in total.

Neighborhood meeting summaries submitted by the Applicant are available in the application materials.

# COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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

## Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Policy 1.2.a: *Low Density Residential* (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential/agricultural areas and the urban areas of the City. The following uses are permitted in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Residential Planned Developments; and,
5. Supporting community services such as schools, houses of worship, parks, and community centers.

**Evaluation & Findings**: The land uses proposed to be located in the Low Density Residential land use category are consistent with the Low Density Residential land use category, comprising single-family detached dwelling units, a community/amenity center, and supporting common areas and infrastructure. The proposed PD Master Plan is consistent with the intent of the Low Density Residential land use category by placing common areas, larger lots, and buffers along adjacent properties in the Agricultural (A) district, providing a transitionary area in the development between the rural residential/agricultural areas and the urban areas of the City. The proposed density in the Low Density Residential land use category is concentrated in a manner that will result in development consistent with a standard of 0 to 1 DUA in aggregate.

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

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

**Evaluation & Findings**: The land uses proposed to be located in the Moderate Density Residential land use category are consistent with the Moderate Density Residential land use category, comprising single-family detached dwelling units, a community/amenity center, and supporting common areas and infrastructure. The proposed PD Master Plan organizes the residential areas in such a way where density will be concentrated in the Moderate Density Residential land use category rather than the Low Density Residential land use category. This arrangement of residential density results in a gradient of increasing density and intensity towards US Highway 441, resulting in a logical development pattern where lower density and intensity uses are placed near existing rural residential and agricultural areas and higher density and intensity uses are placed near US Highway 441. The proposed density in the Moderate Density Residential land use category is concentrated in a manner that will result in development consistent with a standard of 0 to 4 DUA in aggregate.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;

13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

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

**Evaluation & Findings**: The land uses proposed to be located in the Community Commercial land use category are consistent with the Community Commercial land use category, principally comprising of common area/stormwater/open space on the proposed PD Master Plan. A portion of the Community Commercial land use category is noted as Development Area "A" on the proposed PD Master Plan, which would permit commercial uses consistent with the Community Commercial land use category.

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

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

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

**Evaluation & Findings**: The proposed PD Master Plan designates the Commercial land use category as Development Area "A", which would allow a wide array of regional and highway-oriented uses consistent with the Commercial land use category and Table 4.1-1 of the City's LDRs.

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

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

**Evaluation & Findings**: The proposed Development Area "A" on the PD Master Plan would abut an existing Commercial land use category to the east, and be abutted by Community Commercial as a transition to the west and south, maintaining an orderly and compatible pattern of development. The proposed PD Master Plan encompasses Development Area "A" by common area/stormwater/open space to ensure a logical transition between the commercial and residential use areas so that the Development Area "A" does not extend into the residential areas of the project. Additionally, the proposed PD Master Plan maintains pedestrian connectivity between the commercial and residential areas of the project to ensure that the uses are compatibly mixed.

A phase 1 traffic impact analysis has been submitted as part of this application and has demonstrated that proper consolidation of access points and right-of-way design will be taken into account at time of final design. A more detailed traffic analysis will be required as part of any development application. Pedestrian and bicycle facilities will be required to connect to adjacent properties at time of final design and are noted as such on the proposed PD Master Plan. Setbacks and buffers between residential and non-residential use areas will be required at time of final design and are noted as such on the proposed PD Master Plan.

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

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

**Evaluation & Findings**: The subject property is within the City's Corporate Corridor Activity Center. Highway-oriented and more intense commercial development is consistent with the objectives of economic development and is consistent with the surrounding development pattern, ensuring a coordinated future land use pattern. The proposed land uses are arranged in a gradient of increasing density and intensity towards US Highway 441, resulting in a logical development pattern where lower density and intensity uses are placed near existing rural residential and agricultural areas and higher density and intensity uses are placed near US Highway 441.

Objective 2.1: *Planned Development (PD) Standards*

In an effort to reduce the impacts of urban sprawl on the community and the region, the City shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

**Evaluation & Findings**: The application has been reviewed for compliance, and has been found to comply, with the City's standards for PDs. Further, the application is consistent with the general purposes of the PD zone districts in Section 3.6.1(A) of the LDRs.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.3177(6)(a)9.a. and b., Florida Statutes, respectively.

**Evaluation & Findings**: The companion small-scale Comprehensive Plan amendment application was reviewed against the primary indicators and urban form criteria as set forth in Chapter 163.3177(6)(a)(9), Florida Statutes. Staff found that the application did not constitute urban sprawl.

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

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to topography of the existing site. Only moderate limitations related to topography exist for commercial development in a limited portion of the site; however, Development Area "A" is primarily not located in this area of the site. No seepage slopes or potential sinkholes are known to exist on the subject property. The circulation pattern of streets shown on the proposed PD Master Plan generally follows the natural slope of the property, limiting the amount of change to the natural topography that will be required for construction.

All policies and regulations regarding the protection of natural topography will continue to be enforced at time of development review. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to topography, karst-sensitive, and other geologic features. Any development application for the subject property will require additional geotechnical screening and evaluation.

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

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to the nine soil types present on the subject property, which are primarily well or moderately well drained soils. A small portion of the subject property (0.28%) is comprised of Placid Sand, which is a very poorly drained soil; however, the soil area is isolated and can be easily avoided at time of final design. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to soils.

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.

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. The subject property is within Flood Zone X; and as such, staff noted no concerns related to flood potential.

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.

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated wetlands are known to exist on the subject property. Data from Alachua County notes one potential wetland encroaching on the easternmost portion of the subject property; however, the National Wetlands Inventory does not show any potential wetlands. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wetlands.

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**: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. A portion of the subject property is identified by the Florida Natural Areas Inventory (FNAI) as a priority 5 (lowest priority) area. The priority 5 area is generally consistent with the southernmost buffer and common area and the remainder of the subject property is not identified. The subject property is not located near an Alachua County Strategic Ecosystem. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of final PD plan.

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.

**Evaluation & Findings**: The subject property is located within the City's Community Potable Water Service Area and Community Wastewater Service Area. The proposed PD Master Plan does include a sheet depicting utility connections as the development will be required to connect to City facilities.

## Transportation Element

Objective 1.1: *Level of Service*

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

**Evaluation & Findings**: A phase 1 traffic impact analysis has been submitted as part of this application and a public facilities impact analysis has been included in this report. Multiple improvements are recommended, and will be assessed in more detail at time of final design. The Applicant contends that while the maximum build-out scenario of the proposed PD would result in an increase to trip generation, the rezoning of the subject property would actually result in a net reduction in potential trip generation compared to the current potential trip generation for the subject property. Concurrency will be reevaluated at time of application for a final development order, at which time the Applicant must demonstrate that the level of service will not be exceeded, or potential fees or improvements will be required in accordance with Chapter 18 of the City's Code of Ordinances. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard.

Objective 1.2: *Access Management*

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.

**Evaluation & Findings**: Both the phase 1 traffic impact analysis and proposed PD Master Plan demonstrate that proper consolidation of access points and right-of-way design will be taken into account at time of final design. Access to US Highway 441 will only be permitted at the locations shown on the proposed PD Master Plan, subject to review by the Florida Department of Transportation (FDOT).

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

**Evaluation & Findings**: The subject property is within 2,640 feet of a sidewalk on the same side of an arterial street, and as such, will be required to provide a sidewalk at time of development. Further, both the residential and commercial portions of the project will be required to provide connections to the adjacent sidewalk system as required by the City's LDRs.

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

**Evaluation & Findings**: The proposed PD Master Plan includes a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. Additionally, an 8-foot multi-use trail is noted on the proposed PD Master Plan along the southern portion of the subject property, providing future multi-modal connections to the east and west.

## 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 residential use areas include a variety of lot sizes that will result in a range of single-family detached dwelling sizes and values.

Policy 1.1.i: The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

**Evaluation & Findings**: The proposed PD Master Plan includes a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling

## Community Facilities Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.
c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

**Evaluation & Findings**: An analysis of the expected impacts to sanitary sewer facilities has been provided within this report. The proposed amendment is not anticipated negatively impact the level of service of solid waste facilities. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard and concurrency will be reevaluated at time of application for a final development order.

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

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

**Evaluation & Findings**: An analysis of the expected impacts to solid waste facilities has been provided within this report. The proposed amendment is not anticipated negatively impact the level of service of solid waste facilities. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard and concurrency will be reevaluated at time of application for a final development order.

Objective 3.5: *Stormwater System Design in High Aquifer Recharge Areas*

The City shall work with the Suwannee River Water Management District and the Florida Department of Environmental Protection criteria for karst stormwater management system design.

**Evaluation & Findings**: The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map. As such, a development parameter has been added to the proposed PD Ordinance to ensure consistency with the above objective. Stormwater systems will be reviewed at time of final design to ensure consistency with the City's standards for stormwater system design in high aquifer recharge areas.

Policy 4.1.b: The City establishes the following level of service standards for potable water:

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

**Evaluation & Findings**: An analysis of the expected impacts to potable water facilities has been provided within this report. The proposed amendment is not anticipated negatively impact the level of service of solid waste facilities. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard and concurrency will be reevaluated at time of application for a final development order.

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

**Evaluation & Findings**: The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map.

The Applicant submitted preliminary geotechnical analysis conducted by UES Professional Solutions, which was then reviewed by Kenneth Hill, P.E. of GSE Engineering & Consulting, Inc. on behalf of the City of Alachua. In reviewing the preliminary geotechnical analysis, Hill states that, "generally soil conditions are suitable for the development of commercial and residential projects." Hill does indicate that it is "prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design." As such, any final PD plan will require additional geotechnical screening and evaluation as recommended by Hill in their review of the preliminary geotechnical analysis.

At this stage, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

## Conservation and Open Space Element

Objective 1.3: *Listed Species*

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

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

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

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

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. A portion of the subject property is identified by the Florida Natural Areas Inventory (FNAI) as a priority 5 (lowest priority) area. The priority 5 area is generally consistent with the southernmost buffer and common area and the remainder of the subject property is not identified. The subject property is not located near an Alachua County Strategic Ecosystem. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of final PD plan

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 PD Master Plan includes a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. Additionally, an 8-foot multi-use trail is noted on the proposed PD Master Plan along the southern portion of the subject property, providing future multi-modal connections to the east and west.

Objective 1.7: *Geological Resources*

The City shall identify, protect and conserve significant geological resources and their natural functions.

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. There are no potential sinkholes or other geologic features known to exist on the subject property. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to geologic features

Objective 1.10: *Wetlands*

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

**Evaluation & Findings**: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated wetlands are known to exist on the subject property. Data from Alachua County notes one potential wetland encroaching on the easternmost portion of the subject property; however, the National Wetlands Inventory does not show any potential wetlands. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wetlands.

# ENVIRONMENTAL CONDITIONS ANALYSIS

## Wetlands

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

**Evaluation & Findings:** No delineated wetlands are known to exist on the subject property. Data from Alachua County notes one potential wetland encroaching on the easternmost portion of the subject property; however, the National Wetlands Inventory does not show any potential wetlands. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wetlands. Should wetlands be discovered on the site, the Applicant must adhere to the applicable standards in the City's 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, no impacts are anticipated to any strategic ecosystem(s) identified within the ecological inventory report. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to strategic ecosystems.

## Regulated Plant & Animal Species

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

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

**Evaluation & Findings:** No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A portion of the subject property is identified by the Florida Natural Areas Inventory (FNAI) as a priority 5 (lowest priority) area. The priority 5 area is generally consistent with the southernmost buffer and common area and the remainder of the subject property is not identified. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of final PD plan.

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

**Table 4. Soil Types**

| Soil Type | Hydrologic Group | Drainage Class | Limitations | | % of Subject Property (may not total to 100% due to rounding) |
|---|---|---|---|---|---|
| | | | Dwellings Without Basements | Small Commercial Buildings | |
| Arredondo Fine Sand; 0-5% Slope | A | Well Drained | Slight | Slight | 40.41% |
| Fort Meade Fine Sand; 0-5% Slope | A | Well Drained | Slight | Slight | 26.09% |
| Millhopper Sand; 0-5% Slope | A | Moderately-Well Drained | Slight | Slight | 13.72% |
| Arredondo Fine Sand; 5-8% Slope | A | Well Drained | Slight | Moderate; Slope | 5.15% |
| Gainesville Loamy Sand; 5-8% Slope | A | Well Drained | Slight | Moderate; Slope | 4.51% |
| Norfolk Loamy Fine Sand; 2-5% Slope | B | Well Drained | Slight | Slight | 4.29% |
| Kendrick Sand; 5-8% Slope | A | Well Drained | Slight | Moderate; Slope | 2.99% |

Table 4. Soil Types (Continued)

| Soil Type | Hydrologic Group | Drainage Class | Limitations | | % of Subject Property (may not total to 100% due to rounding) |
|---|---|---|---|---|---|
| | | | Dwellings Without Basements | Small Commercial Buildings | |
| Kendrick Sand; 2-5% Slope | A | Well Drained | Slight | Slight | 2.57% |
| Placid Sand; 0-2% Slope | D | Very Poorly Drained | Unrated | Unrated | 0.28% |

**Evaluation & Findings:** The nine soils present on the subject property are primarily well or moderately well-draining and are generally conducive to residential and commercial development. Only moderate limitations for commercial development exist, and those limitations are due to slope, not drainage. A small portion of the subject property (0.28%) is comprised of Placid Sand, which is a very poorly drained soil; however, the soil area is isolated and can be easily avoided. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to soils.

## Flood Potential

Panel 12001C0120D 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:** The subject property is located in Flood Zone X. As such, there are no concerns related to flood potential on the subject property.

## 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:** There are no potential sinkholes or other geologic features known to exist on the subject property. The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map.

The Applicant submitted preliminary geotechnical analysis conducted by UES Professional Solutions, which was then reviewed by Kenneth L. Hill, P.E. of GSE Engineering & Consulting, Inc. on behalf of the City of Alachua. In reviewing the preliminary geotechnical analysis, Hill states that, "generally soil conditions are suitable for the development of commercial and residential projects." Hill does indicate that it is "prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design." The full letter is available for review in Exhibit "C" of this report. Any development application for the subject property will require additional geotechnical screening and evaluation as

recommended by Hill in their review of the preliminary geotechnical analysis. At this stage, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

## Wellfield Protection Zones

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

**Evaluation & Findings:** The subject property is not located within a wellfield protection zone. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation 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 located in the City's Historic Overlay District and no structures identified as historic by the State of Florida or the Alachua County Historic Resources Inventory exist on the subject property. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to historic structures or features.

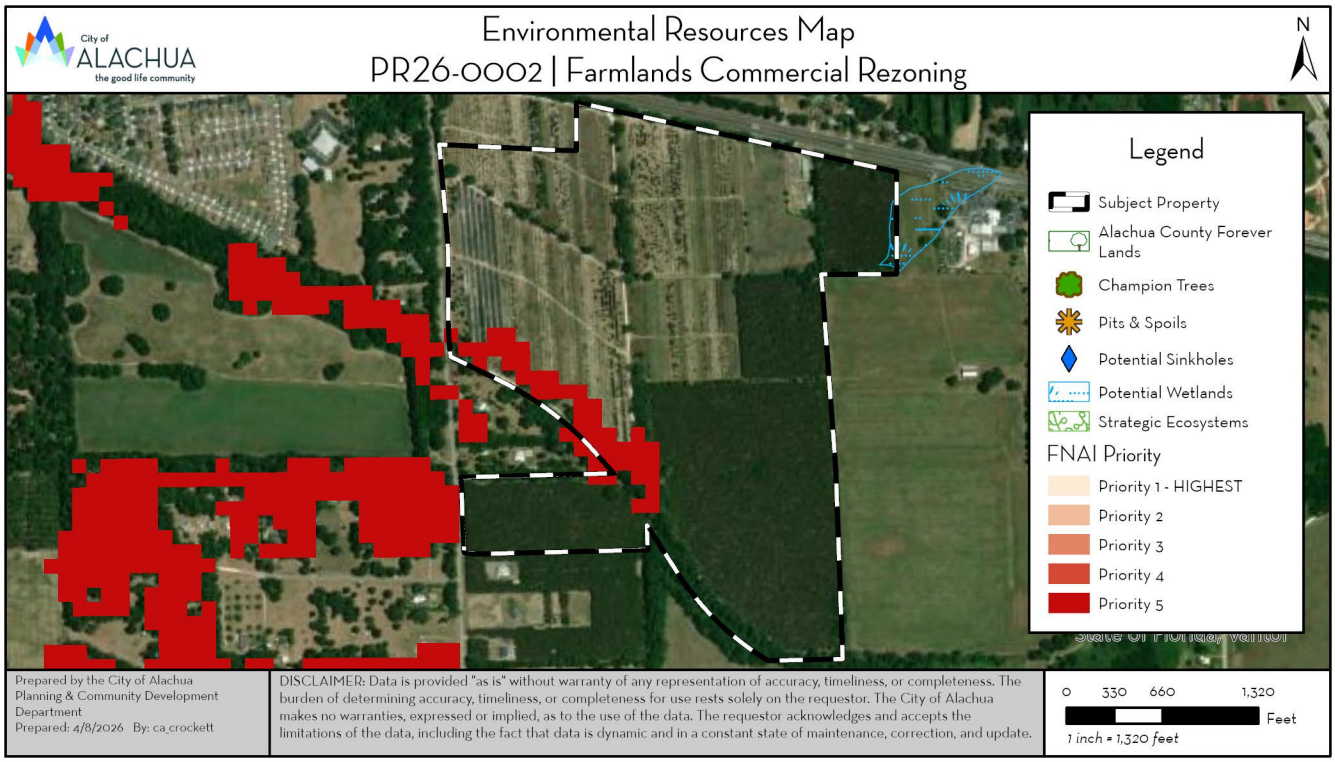



**Figure 5. Environmental Resources Map**

# FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

## Planned Development Standards

Section 2.4.3(2) of the City's Land Development Regulations (LDRs) requires that PDs comply the standards for site-specific amendments to the Official Zoning Atlas establishes in Section 2.4.2(E)(1) and the standards for PD districts in Section 3.6. The application has been reviewed for compliance with the standards of Section 2.4.2(E)(1) and Section 3.6. An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.2(E)(1) and Section 3.6 is provided below.

### SITE-SPEICIFC AMENDMENT TO THE OFFICIAL ZONING ATLAS

**2.4.2(E)(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 the 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 Comprehensive Plan has been provided in this report. Staff has found the application to be consistent with the City's 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 LDRs has been provided in this report. The application is not in conflict with any of these LDRs or any other applicable law or ordinance.

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

**Evaluation & Findings:** The proposed PD Master Plan locates higher intensity and highway-oriented uses along US Highway 441, adjacent to other commercially zoned lands. The density and intensity of development would step down, moving away from US Highway 441, where varying densities of single-family residential development would take place. The single-family residential development includes buffers from the commercial use areas and the rural residential/agricultural lands to the south. This creates a logical transition where higher intensity uses are along US Highway 441, buffers are present to ensure compatibility, and a gradient of decreasing residential density results in a transition space to the existing land uses surrounding the subject property. This development pattern is also consistent with the rest of the development pattern of the US Highway 441 corridor.

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

**Evaluation & Findings:** The subject property is already designated with urban future land use categories and urban zone districts. The subject property is also adjacent to existing urban land uses and zone districts. The proposed amendment would not create premature development in undeveloped or rural areas.

(e) *Incompatible with adjacent lands*. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of the adjacent lands.

**Evaluation & Findings:** Table 3 of this report identifies the land uses and zone districts of adjacent lands. The proposed PD Master Plan locates commercial uses adjacent to other commercially zoned properties to the north, east, and west. The residential uses proposed by the PD Master Plan are located adjacent to existing single-family residential development or agricultural development, and a mixture of buffers and increased lot sizes are proposed to ensure compatibility.

(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 proposed PD would limit the density and intensity of the land more than the current zoning of the property, resulting in 483 less dwelling units permitted and 267,433 less square feet of non-residential floor area permitted. As such, the proposed amendment reduces the potential for excessive traffic, density and/or intensities of use, building height and bulk, noise, lights and other physical effects and nuisances. Building height and lighting restrictions would remain consistent with the existing zone districts and City's LDRs.

(g) *Not deviate from pattern of development*. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

**Evaluation & Findings:** The proposed PD Master Plan locates higher intensity and highway-oriented uses along US Highway 441, adjacent to other commercially zoned lands. The density and intensity of development would step down, moving away from US Highway 441, where varying densities of single-family residential development would take place. The single-family residential development includes buffers from the commercial use areas and the rural residential/agricultural lands to the south. This creates a logical transition where higher intensity uses are along US Highway 441, buffers are present to ensure compatibility, and a gradient of decreasing residential density results in a transition space to the existing land uses surrounding the subject property. This development pattern is also consistent with the rest of the development pattern of the US Highway 441 corridor.

(h) *Encourage sprawl*. The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

**Evaluation & Findings:** The companion small-scale Comprehensive Plan amendment application was reviewed against the primary indicators and urban form criteria as set forth in Chapter 163.3177(6)(a)(9), Florida Statutes. Staff found that the application did not constitute urban sprawl.

The proposed PD Master Plan reduces the potential for a ribbon commercial pattern, ensuring that the residential and commercial portions of the subject property are more integrated than the existing zoning districts may permit.

(i) *Spot zoning*. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

**Evaluation & Findings:** The proposed PD Master Plan locates land use areas near related and adjacent surrounding zone districts. Development Area "A" is adjacent to CI zoning to the north, east, and west, permitting similar and related uses to the CI zone district. Development Area "B" is adjacent to existing single-family residential uses to the west and south. The two development areas are arranged in an interrelated and compatible manner, resulting in a logical arrangement of related uses. The proposed amendment does not constitute spot zoning.

(j) *Public facilities*. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

**Evaluation & Findings:** The Applicant has provided a PD Utility Plan as part of the proposed PD Master Plan which demonstrates the general location of which public facilities are to be extended into the subject property. Utility extension provisions are assured through development parameters in the proposed PD Ordinance in Exhibit "A".

(k) *No adverse effect on the environment*. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

**Evaluation & Findings:** An environmental conditions analysis conducted by staff has been included in this report. No significant environmental features are present on the subject property. A listed species assessment and additional geotechnical evaluation will be required at time of final PD plan. The circulation and land uses shown in the proposed PD Master Plan are generally suitable for the subject property. No significantly adverse effect on the environment is anticipated.

3.6.2(A) *Development parameters*. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) *Master Plan*. The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

(c) Identifies the general location of open space;

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

(f) Identifies on-site potable water and wastewater facilities; and

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

**Evaluation & Findings:** A PD Master Plan has been submitted by the applicant. The proposed PD Master Plan identifies the general location of land uses within three development areas, including the densities and intensities permitted within those land use areas. ± 53-acres of open space is identified, which meets the minimum 10% of open space as required by Section 6.7.3 of the City's LDRs. There are no environmentally sensitive lands included as part of the PD. The general circulation pattern of local streets, ingress/egress points, and pedestrian connectivity have been identified. A PD Utility Plan has been submitted as part of the proposed PD Master Plan which identifies the location of on-site potable water, wastewater, and stormwater facilities. No new public parks, fire, police, EMS, solid waste, or school facilities are proposed as part of this PD.

(2) *Consistency with the Comprehensive Plan*. The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

**Evaluation & Findings:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with surrounding residential areas*. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

**Evaluation & Findings:** Single-family residential uses exist to the south of the subject property, and agricultural uses exist to the east of a portion of the subject property. The proposed residential lots along the eastern boundary of the subject property have a minimum lot size of 1/2-acre to act as a compatible transition between the more rural area to the east of the subject property and the residential use area of the PD. The proposed residential lots along the southern boundary of the subject property have a minimum lot size of 1/3-acre with a minimum 20-foot buffer, and in some areas, acres of common area and open space to act as a compatible transition between the mire rural area to the south and the residential use area of the PD. The proposed PD Master Plan provides adequate buffering and lot arrangement to ensure compatibility.

(4) *Development phasing plan*. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

**Evaluation & Findings:** The proposed PD consists of residential and non-residential components that, together, would consist of up to five phases. Phased construction will generally occur from the north of the subject property along US Highway 441, to the south of the subject property.

(5) *Conversion schedule*. The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

**Evaluation & Findings:** No conversion schedule is proposed; therefore, this standard is not applicable.

(6) *Public facilities*.

**(a)** The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

**(b)** The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

**(c)** The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

**(d)** The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

**(e)** The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

**Evaluation & Findings:** The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact was submitted by the Applicant and a staff analysis has been included in this report. Potential impacts from the proposed PD on potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities. The proposed PD has the potential to exceed the level of service of one roadway segment, segment six. A PD is a preliminary development order and the capacity of roadway segment six must be addressed at time of final PD plan and concurrency reservation. The Applicant contends that the proposed PD is less intensive and has the potential to generate less traffic than the existing zone districts.

(7) *Planned development agreement*. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

**(a)** The PD Master Plan, including any PD standards.

**(b)** Conditions related to the approval of the PD Master Plan.

**(c)** Conditions related to the form and design of development in the PD.

**(d)** Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

**(e)** Provisions related to environmental protection and monitoring.

**(f)** Provisions addressing concurrency compliance requirements.

**(g)** Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

**Evaluation & Findings:** A draft PD agreement has been included in Exhibit "B" of this staff report and will be adopted by the City Commission concurrent with the approval of the PD Master Plan and PD Ordinance should the application be approved.

## ADDITIONAL STANDARDS FOR PD DISTRICTS

### 3.6.3(A) *PD-R, Planned Development-Residential District*.

**(1)** *Minimum area*. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

**Evaluation & Findings:** The proposed PD-R district is ± 122.03-acres in size and exceeds the minimum size requirement of ten acres.

**(2)** *Uses*. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

**Evaluation & Findings:** The only uses proposed to be permitted are dwelling, single-family detached; community center (accessory to the residential uses); recreational trails; parks; and stormwater management facilities. All of the uses proposed to be permitted in the PD-R district are allowed by Table 4.1-1 of the City's LDRs.

(3) *Densities/intensities*. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

**Evaluation & Findings:** The density and intensity of the PD-R district development areas are identified on the proposed PD Master Plan and in the proposed PD Ordinance. In total, the proposed density is 1.66 dwelling units an acre for a total of 203 dwelling units, which is within the maximum of four dwelling units per acre provided by the Moderate Density Residential future land use category. The maximum non-residential intensity is a FAR of <0.01 for a total of 4,000 square feet and is reserved for use by the community center only, which is considered a supporting community service as an allowed use by the Low Density Residential and Moderate Density Residential future land use categories.

(4) *Dimensional standards*. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum dimensional requirements*. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

(b) *Setbacks from adjoining residential uses*. Minimum setbacks or buffers from adjoining residential development or zone districts.

**Evaluation & Findings:** The proposed PD Master Plan and PD Ordinance contain the required minimum dimensional criteria and include minimum setbacks from adjoining residential development or zone districts.

(5) *Development standards*. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General development standards*. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard:

| TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT | |
|---|---|
| **Development Standard** | **Procedure for Modification [1]** |
| Off-Street Parking and Loading (Section 6.1) | Inclusion in a Master Parking Plan |
| Landscape/Tree Protection (Section 6.2) | Inclusion in an Alternative Landscaping Plan |
| Exterior Lighting (Section 6.4) | Inclusion in a Master Lighting Plan |
| Signage (Section 6.5) | Inclusion in a Master Sign Plan |
| Open Space (Section 6.7) | Modifications prohibited |
| Environmental Protection (Section 6.9) | |
| Concurrency Management (Section 2.4.14) | |
| NOTES:<br>[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District. | |

**Evaluation & Findings:** The proposed PD-R is not requesting any modifications to any of the sections listed in Table 3.6-1 and all development within the PD-R will be required to comply with the City's LDRs.

**(b)** ***Public facilities standards***. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

**(i)** ***Potable water***. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

**(ii)** ***Wastewater***. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

**(iii)** ***Streets***. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

(iv) *Stormwater*. The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

(v) *Other*. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

**Evaluation & Findings:** The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis was submitted by the Applicant and a staff analysis has been included in this report. Potential impacts from the proposed PD on potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities. The proposed PD has the potential to exceed the level of service of one roadway segment, segment six. A PD is a preliminary development order and the capacity of roadway segment six must be addressed at time of final PD plan and concurrency reservation. The Applicant contends that the proposed PD is less intensive and has the potential to generate less traffic than the existing zone districts.

A typical roadway section to be applied throughout the PD-R portion of the subject property has been included on the proposed PD Master Plan and is consistent with the City's roadway design criteria in Section 7.3.1 of the City's LDRs. One modification has been requested regarding the design of public streets, which would allow the block length to exceed 600 feet when a 20-foot-wide easement for a pedestrian way through the block is provided to enhance pedestrian circulation and maintain emergency access. In no case will block lengths be permitted to exceed 1,000 feet. Development Area "C" identifies potential locations of stormwater management facilities. Additional geotechnical evaluation at the location of stormwater facilities for final design will be required at time of final PD plan.

3.6.3(D) *PD-COMM, Planned Development-Commercial District*.

(1) *Minimum area*. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

**Evaluation & Findings:** The proposed PD-COMM district is ± 60.76-acres in size and exceeds the minimum size requirement of ten acres.

(2) *Uses*. The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

**Evaluation & Findings:** The proposed permitted uses are all those allowed in the PD-COMM district by Table 4.1-1 of the City's LDRs.

(3) *Densities/intensities*. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

**Evaluation & Findings:** The density and intensity of the PD-COMM district development areas are identified on the proposed PD Master Plan and in the proposed PD Ordinance. In total, the proposed density is 0 dwelling units an acre for a total of 0 dwelling units, which is within the maximum of 15 dwelling units per acre provided by the Commercial and Community Commercial future land use categories. The maximum non-residential intensity is a FAR of 0.17 for a total of 450,000 square feet, which is within the 0.5 floor area ratio provided by the Commercial and Community Commercial future land use categories.

(4) *Dimensional standards*. The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum dimensional requirements*. The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

(b) *Setbacks from adjoining residential uses*. Minimum setbacks from adjacent residential development or zone districts.

**Evaluation & Findings:** The proposed PD Master Plan and PD Ordinance contain the required minimum dimensional criteria and include minimum setbacks from adjoining residential development or zone districts.

(5) *Development standards*. Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General development standards*. The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

| TABLE 3.6-3: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-COMM DISTRICT | |
|---|---|
| **Development Standard** | **Procedure for Modification [1]** |
| Off-Street Parking and Loading (Section 6.1) | Inclusion in a Master Parking Plan |
| Landscape/Tree Protection (Section 6.2) | Inclusion in an Alternative Landscaping Plan |
| Exterior Lighting (Section 6.4) | Inclusion in a Master Lighting Plan |
| Signage (Section 6.5) | Inclusion in a Master Sign Plan |
| Open Space (Section 6.7) | Modifications prohibited |
| Environmental Protection (Section 6.9) | |
| Concurrency Management (Section 2.4.14) | |
| NOTES:<br>[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-Comm District. | |

**Evaluation & Findings:** The proposed PD-COMM has requested two deviations from the standards of Section 6.1, one deviation from the standards of Section 6.2, and one deviation from the standards of Section 6.5. The proposed deviations are shown below in Table 5. The Applicant has included the proposed modifications on the PD Master Plan, acting as the Master Parking Plan, Alternative Landscaping Plan, and Master Sign Plan. Staff has found the proposed deviations to be consistent with the general intent and purpose of the PD-COMM district. Justification is provided by the Applicant in their application materials. All remaining standards of the City's LDRs will remain in full force and effect.

## Table 5. Proposed PD-COMM Deviations

| LDR Section | Existing Standard | Proposed Deviation |
|---|---|---|
| Table 6.1-1<br><br>*Minimum Off-Street Parking Standards* | Sales Establishment:<br><br>Up to 300,000 sq. ft.: 1 space per 305 sq. ft. floor area;<br><br>300,001 to 600,000 sq. ft.; 1 space per 285 sq. ft. floor area;<br><br>Over 600,000 sq. ft.: 1 space per 265 sq. ft. floor area | The proposed parking for the outparcel(s) retail services/business will be per the City of Alachua Land Development Regulations (LDRs). The proposed parking for the shopping center retail services will be as follows: 1 space per 305 SF of gross floor area; maximum=125% of minimum. Shopping center is a unified commercial development containing three or more business establishments, including but not limited to general merchandise stores, retail stores, restaurants, grocery stores, specialty sales establishments, and services users. |
| Section 6.1.4(D)(1)<br><br>*Bicycle Parking* | (1) *Required improvements.* All development with off-street surface parking lots with 50 or more parking spaces shall provide bicycle parking facilities in accordance with the following standards:<br><br>(a) *Rate of provision*. Bicycle parking shall be provided at a rate of one space for every ten required parking spaces;<br><br>(b) *Located within 50 feet of building's front façade.* Bicycle parking facilities shall be located within 50 linear feet of the building's front façade, and located near the building's main entrance where feasible, and outside of vehicular use areas and pedestrian travel ways; and<br><br>(c) *Securing device*. Bicycle parking areas shall be equipped with a rack or other device to enabled bicycles to be secured. | Bicycle parking will be provided at a rate of 1 bicycle parking spaces per 5,000 SF of gross floor area. Location of bicycle parking shall be located within 50 to 100' of primary building entrances as practical, placed outside of vehicular aisles and walkways with a bike rack that allows locking of the frame and wheel. The location will be distributed through the retail site and outparcels. Final location will be shown on the design plans. A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area. |

Table 5. Proposed PD-COMM Deviations (Continued)

| LDR Section | Existing Standard | Proposed Deviation |
|---|---|---|
| Section 6.2.2(D)(3)<br><br>*Perimeter Buffers* | Refer to Table 6.2-2, Buffer Class Application | The proposed PD Master Plan shows the proposed perimeter buffers for the PD-COMM. For the outparcel(s) a minimum 5' landscape buffer strip is required on lot sides as they are created. |
| Section 6.5.4(C)(3)(c)<br><br>*Multi-Tenant Wall Signs* | In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises. Such signage shall be subject to the maximum sign area provisions established in Section 6.5.4(C)(3)(b). | Wall signage shall be in accordance with Section 6.5.4(C)(3), except that in the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises in an amount not to exceed 10% of the respective portion of the building elevation. |

(b) ***Public facilities standards***. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) ***Potable water***. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) ***Wastewater***. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) ***Streets***. The PD Master Plan District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

(iv) *Stormwater*. The PD Master Plan District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

*(v) Other*. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

**Evaluation & Findings:** The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis was submitted by the Applicant and a staff analysis has been included in this report. Potential impacts from the proposed PD on potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities. The proposed PD has the potential to exceed the level of service of one roadway segment, segment six. A PD is a preliminary development order and the capacity of roadway segment six must be addressed at time of final PD plan and concurrency reservation. The Applicant contends that the proposed PD is less intensive and has the potential to generate less traffic than the existing zone districts.

Typical roadway and drive-aisle sections to be applied throughout the PD-COMM portion of the subject property have been included on the proposed PD Master Plan and are consistent with the City's parking design and maintenance standards in Section 6.1.7 and the City's roadway design criteria in Section 7.3.1 of the City's LDRs. Development Area "C" identifies potential locations of stormwater management facilities. Additional geotechnical evaluation at the location of stormwater facilities for final design will be required at time of final PD plan.

# PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a certificate of level of service standard which applies to all preliminary 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 identify any of the application's potential impacts to the level of service (LOS) for those public facilities.

## Traffic Impact

The following impacts are expected on the roadway segments identified in Table 6-1.

**Table 6-1. Affected Comprehensive Plan Roadway Segments[1]**

| Segment Number[2] | Segment Description | Lanes | Functional Classification | Area Type | LOS |
|---|---|---|---|---|---|
| 5 | U.S. Hwy 441 from CR25A East Intersection to SR 235 | 4/D | Principle Arterial | COMM | D |
| 6 | U.S. Hwy 441 from I-75 to CR 235A | 4/D | Principle Arterial | Urban Trans | D |
| 7 | U.S. Hwy 441 from CR 235A to NW 188th Street | 4/D | Principle Arterial | Urban Trans | 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 more than 1,000 trips (AADT), 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 affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway [Section 2.4.14(H)(2)(b)of the LDRs].

## Table 6-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

| Traffic System Category | Segment 5 US 441 | | Segment 6 US 441 | | Segment 7 US 441 | |
|---|---|---|---|---|---|---|
| | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour |
| Maximum Service Volume[1] | 39,000 | 3,510 | 39,000 | 3,510 | 43,000 | 3,870 |
| Existing Traffic[2] | 23,500 | 2,079 | 32,500 | 2,782 | 24,000 | 2,093 |
| Reserved Trips[3] | 1,744 | 156 | 2,138 | 207 | 1,658 | 150 |
| Available Capacity[3] | 13,756 | 1,275 | 4,362 | 521 | 17,342 | 1,627 |
| Increase/Decrease in Trips Generated by Development[4] | 6,096 | 499 | 8,568 | 701 | 16,476 | 1,348 |
| Residual Capacity | 7,660 | 776 | (4,206) | (180) | 866 | 279 |
| Residual Percentage of Permitted Design Capacity Utilized | 80.36% | 77.89% | 110.78% | 105.13% | 97.99% | 92.79% |

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. (2026). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13, 2026, Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 12th edition; Trip Distribution: Segment 5 – 37%; Segment 6 – 52%; Segment 7 – 100%; Segment 16 – 6%; Segment 17 – 8%.

## Table 6-2. Projected Impact on Affected Comprehensive Plan Roadway Segment (Continued)

| Traffic System Category | Segment 16 CR 235A | | Segment 17 CR 235A | |
|---|---|---|---|---|
| | AADT | Peak Hour | AADT | Peak Hour |
| Maximum Service Volume[1] | 15,120 | 1,359 | 15,120 | 1,359 |
| Existing Traffic[2] | 2,524 | 227 | 7,200 | 647 |
| Reserved Trips[3] | 1,174 | 117 | 4,772 | 448 |
| Available Capacity[3] | 11,422 | 1,015 | 3,148 | 264 |
| Increase/Decrease in Trips Generated by Development[4] | 989 | 81 | 1,318 | 108 |
| Residual Capacity | 10,433 | 934 | 1,830 | 156 |
| Residual Percentage of Permitted Design Capacity Utilized | 31.00% | 31.27% | 87.90% | 88.52% |

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). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13, 2026, Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 12th edition; Trip Distribution: Segment 5 – 37%; Segment 6 – 52%; Segment 7 – 100%; Segment 16 – 6%; Segment 17 – 8%.

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

## Potable Water Impacts

**Table 7. Potable Water Impacts**

| System Category | Gallons Per Day |
|---|---|
| Current Permitted Capacity[1] | 3,000,000 |
| Less Actual Potable Water Flows[1] | 1,447,333 |
| Reserved Capacity[2] | 350,100 |
| Available Capacity | 1,202,567 |
| | |
| Increase/Decrease in Potable Water Demand from Application[3] | 101,225 |
| | |
| Residual Capacity | 1,101,342 |
| Residual Percentage of Permitted Design Capacity Utilized | 63.29% |

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula:
Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / unit
Per Florida Administrative Code 64E-6.008: 0.1 GPD/SF
(203 units * 275 GPD / Unit) + (454,000 SF * 0.1 GPD/SF) = 101,225 GPD

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

## Sanitary Sewer Impacts

### Table 8. Sanitary Sewer Impacts

| System Category | Gallons Per Day |
|---|---|
| Treatment Plant Permitted Capacity[1] | 1,500,000 |
| Less Actual Treatment Plant Flows[1] | 756,000 |
| Reserved Capacity[2] | 325,846 |
| Available Capacity | 418,154 |
| | |
| Increase/Decrease in Sanitary Sewer Demand from Application[3] | 96,150 |
| | |
| Residual Capacity | 322,004 |
| Residual Percentage of Permitted Design Capacity Utilized | 78.53% |

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula:
Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 250 GPD / unit
Per Florida Administrative Code 64E-6.008: 0.1 GPD/SF
(203 units * 250 GPD / Unit) + (454,000 SF * 0.1 GPD/SF) = 96,150 GPD

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

## Solid Waste Impacts

### Table 9. Solid Waste Impacts

| System Category | Pounds Per Day | Tons Per Year |
|---|---|---|
| Existing Demand[1] | 45,412.00 | 8,287.69 |
| Reserved Capacity[2] | 43,496.82 | 7,938.17 |
| | | |
| Increase/Decrease in Demand Generated by Application[3] | 7,599.78 | 1,386.96 |
| 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 (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,353 Persons x 0.73 tons per year.
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula:
Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita @ 2.65 persons / unit
Per Cincero & Cincero. (1996). *Environmental Engineering: A Design Approach.*: ((12 lbs / 1,000 SF / day) * 365 days / year) / 2,000 lbs (0.73 tons / year * (203 units * 2.65 persons / unit)) + ((((12 lbs / 1,000 SF / day) * 454,000 SF) * 365 days / year) / 2,000 lbs) = 1,386.96 tons / year
4 New River Solid Waste Association, April 2026

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

## Recreation Facilities

### Table 10-1. Recreational Impacts

| System Category | Acreage |
|---|---|
| Existing City of Alachua Recreation Acreage[1] | 135.48 |
| Acreage Required to Serve Existing Population[2] | 56.77 |
| Reserved Capacity[1] | 13.49 |
| Available Capacity | 65.23 |
| | |
| Increase/Decrease in Recreation Acreage Demand by Development[3] | 2.69 |
| | |
| Residual Capacity | 62.54 |
| Residual Percentage of Recreation Acreage Capacity Utilized | 53.84% |

1 City of Alachua April 13, 2026, Development Monitoring Report
2 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 1.2.b, Recreation Element. Formula: 11,353 Persons x (5 acres / 1,000 persons).
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 203 units * (5 acres / 1,000 persons) = 2.69-acres

### Table 10-2. Passive Recreational Impacts

| System Category | Acreage |
|---|---|
| Existing Improved Passive Park Space[1] | 34.82 |
| Minimum Improved Passive Park Space Required to Serve Existing Population[1, 2] | 11.35 |
| Reserved Capacity[1, 2] | 2.70 |
| Available Improved Passive Park Space | 20.77 |
| | |
| Increase/Decrease in Improved Passive Park Space Demand by Development[3] | 0.54 |
| | |
| Residual Capacity | 20.23 |
| Residual Percentage of Improved Passive Park Space Capacity Utilized | 41.90% |

1 City of Alachua April 13, 2026, Development Monitoring Report
2 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: Acreage Required * 0.20
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 203 units * (5 acres / 1,000 persons) * 0.20

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

## Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on February 13, 2026, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

# EXHIBIT "A"
# TO
# PR26-0002 | FARMLANDS COMMERCIAL
# SITE-SPECIFIC AMENDMENT
# TO THE OFFICIAL ZONING ATLAS
# STAFF REPORT

## DRAFT PD ORDINANCE 26-XX

# ORDINANCE 26-XX

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; 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 further described herein has been filed with the City (the "Amendment") by eda consultants, inc. ("Agent") and NV5. Inc. ("Agent") (together as the "Applicant") on behalf of AYLA, LLC; First Coast Road Rangers, LLC; Jack's Small Engine Repair LLC, and JTFA LLC (together as the "Property Owners"); and,

**WHEREAS**, the Property Owners desire to obtain approval for a Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") in the City, together known as the Farmlands Planned Development ("Project"); and,

**WHEREAS**, the Property Owners wish to construct the Project, consisting of a maximum of 203 residential dwelling units and a maximum of 454,000 square feet of non-residential floor area on the subject property, the legal description of which is attached hereto as Exhibit "A" and is referred to as the "Property"; and,

**WHEREAS**, a duly advertised quasi-judicial public hearing was conducted on the Amendment on April 21, 2026, by the City of Alachua Planning and Zoning Board ("PZB"), and the PZB reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for _____ to the City Commission; and,

**WHEREAS**, the City Commission considered the recommendations of the PZB at duly advertised quasi-judicial public hearings on _____, 2026, and _____, 2026, and provided for and received public participation at both public hearings; and,

**WHEREAS**, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

**WHEREAS**, for reasons set forth in this Planned Development Ordinance ("PD Ordinance") that is hereby adopted and incorporated as findings 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.**

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**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 is in compliance with the City of Alachua Land Development Regulations.
4. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

**Section 2. Official Zoning Atlas Amended**

The Official Zoning Atlas is hereby amended from Community Commercial ("CC"), Commercial Intensive ("CI"), and PD-R to PD-R and PD-COMM for the Property in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" and attached hereto and incorporated herein.

**Section 3. Planned Development Master Plan and Planned Development Agreement**

The Planned Development Master Plan ("PD Master Plan" found in Exhibit "C" and the Planned Development Agreement ("PD Agreement") found in Exhibit "D" of this PD Ordinance are hereby approved and adopted concurrent with the approval of this PD Ordinance for a period of 10 years from the date of final approval by the City Commission.

**Section 4. Development Parameters**

These development parameters shall apply to any development proposed within the PD-R or PD-COMM zone districts as adopted by Section 2 of this PD Ordinance and as described by Exhibits "A" and "B".

1. The development shall consist of non-residential and residential uses and be developed in up to five phases. The location of each phase shall be designed in a manner that will create a logical and functional development and infrastructure pattern. More specifically, phasing shall generally occur from north to south with boundaries for each phase determined by access and utility infrastructure. This PD Ordinance and the PD Agreement found in Exhibit "D" shall be valid for a period of no more than 10 years from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance.
2. The development shall consist of uses including single-family detached, uses consistent with the PD-COMM zoning district, and common areas as shown on the PD Master Plan found in Exhibit "C". The density, intensity, allowable uses, and acreage, where applicable, for each development area are as follows:

| Maximum Development Area & Density/ Intensity | Allowable Uses | Maximum Potential Development | Acres | Percentage of PD |
|---|---|---|---|---|
| Development Area 'A'<br><br>0 DUA<br><br>0.17 FAR | All allowed uses within the PD-COMM district as shown in Table 4.1-1, Table of Allowed Uses, of the City's Land Development Regulations, including, but not limited to:<br><br>• Child care center; | 0 dwelling units<br><br>450,000 square feet non-residential | ± 48 | ± 27% |

| Maximum Development Area & Density/ Intensity | Allowable Uses | Maximum Potential Development | Acres | Percentage of PD |
|---|---|---|---|---|
| Development Area 'A' (Continued) | • School;<br>• Post office;<br>• Assisted living facility;<br>• Golf course, public;<br>• Restaurant, indoor seating only;<br>• Restaurant, with outdoor seating;<br>• Restaurant, with drive-through or drive-in service;<br>• Specialty eating establishment;<br>• Offices;<br>• Commercial recreation, indoor;<br>• Commercial recreation, outdoor;<br>• Bar, nightclub, or cocktail lounge;<br>• Drug store or pharmacy (stand alone);<br>• Entertainment establishment;<br>• Financial institution;<br>• Microbrewery; and,<br>• Hotel or motel. | | | |
| Development Area 'B'<br><br>2.5 DUA<br><br>0.00 FAR | • Dwelling, single-family detached. | 203 dwelling units<br><br>0 square feet non-residential | ± 81 | ± 44% |

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| Maximum Development Area & Density/ Intensity | Allowable Uses | Maximum Potential Development | Acres | Percentage of PD |
|---|---|---|---|---|
| Development Area 'C'<br><br>(Common Area/Stormwater/ Open Space)<br><br>0 DUA<br><br><0.01 FAR | • Active & passive use areas:<br>  • Trails;<br>  • Parks;<br>  • Playgrounds;<br>  • Clubhouse & pool;<br>• Landscaped areas;<br>• Utility easements; and,<br>• Stormwater management facilities. | 0 dwelling units<br><br>4,000 square feet | ± 10.4 | ± 10% |

3. The dimensional standards for the allowable uses, where applicable, for the Project are as follows:

| Allowable Use | Min. Lot Area (Sq. Ft.) | Min. Lot Width (Ft.) | Max. Lot Coverage | Min. Setbacks (Ft.) | | | Max. Height |
|---|---|---|---|---|---|---|---|
| | | | | Front[3] | Side[4] | Rear | |
| PD-R [1] | | | | | | | |
| Yellow (Minimum Lot Size ½ Acre) | 21,780 | 85 | 40% | 20 | 7.5 | 15 | 65 |
| Orange (Minimum Lot Size 1/3 Acre) | 14,520 | 70 | 40% | 20 | 7.5 | 15 | 65 |
| All Other Uses [2] | 10,000 | 50 | 40% | 20 | 7.5 | 15 | 65 |
| PD-COMM | | | | | | | |
| All Other Uses [2] | 0 | 0 | 80% (aggregate total in PD-COMM) | 20 | 0 | 20 | 65 |

1. In the PD-R Areas, setbacks and dimensional standards apply only to individual platted lots and all building separation requirements specified in the Florida Building Code are applicable.
2. More active recreation uses such as playgrounds, picnic areas, pavilions & gazebos are only permitted in open space areas that are located in the center/interior of the project. Clubhouse/amenity center and any associated parking or outdoor component (such as playground, pool, or pool deck) shall be setback from NW 188th street right-of-way a minimum of 250'.

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4. A final PD plan shall consist of a site plan or preliminary plat. Application for a final PD plan must be submitted to the City within 12-months of from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the 12-month period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to this PD Ordinance.

5. A final PD plan for development on the Property shall be consistent with the City of Alachua Comprehensive Plan, the City's Land Development Regulations, approved PD Master Plan, PD Agreement, and this PD Ordinance, and includes the following requirements:

    a. General Requirements:

        i. The Property Owners, their successors and/or assigns, shall be responsible for the provision of infrastructure for the project. This shall include all on-site and off-site improvements, including transportation system or utility improvements, deemed necessary to support the development by the City in the City's sole discretion. Off-site improvements deemed necessary to support the development by the City in the City's sole discretion shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations in existence at the time the development requiring the infrastructure is proposed and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If off-site improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for off-site improvements will be provided by traffic study data, reports, or other infrastructure analysis that identify proportional impacts from the proposed development. The data and analysis will be provided by the Property Owners, their successors and/or assigns, and reviewed by the City. The Property Owners, their successors and/or assigns, shall pay for any consultants or experts the City deems necessary to review the data and analysis provided.

        ii. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association in compliance with Section 7.7 of the City's Land Development Regulations. The property owners' association shall have the responsibility of maintenance of all common areas. In the event common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3, and 7.8.1 of the City's Land Development Regulations are not owned by a property owners' association, such areas shall be burdened by an easement that requires a property owners' association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

        iii. The Property Owners, their successors and/or assigns, shall submit a utility system plan as part of the construction plans for the proposed site plan or preliminary plat.

        iv. Utilities shall be extended throughout the Project within areas designated as public rights-of-way to the maximum extent practicable. Utility infrastructure which must run outside a public right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

        v. A final PD plan shall include the exact number of residential dwelling units and non-residential floor area, as well as precise information regarding the layout of open space, traffic and pedestrian circulation, and stormwater management.

        vi. No construction vehicles shall access the subject property from NW 188th Street during development of the property. Furthermore:

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1. Construction activities shall only occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday and between the hours of 9:00 AM and 7:00 PM, Saturday and Sunday; and,

2. Dust and debris from construction activities shall be minimized as to not spread dust and debris off-site. This may include, but is not limited to, dust control achieved through water trucks, removal of mud/soil from vehicle tires before exiting the site, and street cleaning.

b. Transportation Requirements:

i. The ingress/egress points to the Property shall be located as depicted on the approved PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's Land Development Regulations, the City's Design and Construction Requirements (latest edition at the time of review of site plan or construction plans), and the approved PD Master Plan.

ii. Roadway shifts of less than 100 feet (measured centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3(D)(8) of the City's Land Development Regulations.

iii. The design of proposed roadways shall be reviewed and approved as part of construction plans submitted for the subdivision review process, as further described in Section 2.4.10 of the City's Land Development Regulations, or site plan review or infrastructure plan review process, as further described in Section 2.4.9 of the City's Land Development Regulations.

iv. A phase 2 traffic impact analysis ("TIA") shall be provided at time of submission of any final PD plan application.

v. The ingress/egress point to the Property located on NW 188th Street shall be designated as emergency access only, but shall be paved and designed to have a minimum paved width of 24' and shall be dedicated as right-of-way or have an easement provided. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar material. An ungated pedestrian access may be provided granted it is designed to not be accessible by vehicular traffic.

c. Pedestrian and Street Improvements:

i. The Property Owners, their successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Article 7 and any other pertinent section of the City's Land Development Regulations, subject to the following:

1. Block lengths may exceed 600-feet in length. Block lengths greater than 600' in length shall include a minimum 20-foot-wide easement for a pedestrian way through the block. In no case shall block lengths exceed 1,000-feet.

2. Traffic calming measures shall be used to connect mid-block cuts with each other or other elements of the pedestrian circulation network and may include raised pedestrian crossings, change in materials, bulb-outs, or other similar measures approved by the City in its sole discretion. These pedestrian ways shall be privately maintained, unless a separate agreement is made between the Property Owners, their successors and/or assigns, and the City of Alachua Public Services Department.

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3. Any easement intended for pedestrian access through a block shall be improved with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material.

4. In no instance shall a block length or length of travel through an easement exceed 900 feet.

ii. A minimum 5-foot-wide sidewalk shall be provided on both sides of all public streets.

iii. A minimum 8-foot-wide multi-use path shall be provided along the former seaboard right-of-way as depicted on the PD Master Plan. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

iv. The bicycle/pedestrian connection between Development Area 'A' and Development Area 'B' shall consist of an easement a minimum of 20-feet in width with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

d. Off-Street Parking and Loading Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review.

ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed parking for the outparcel(s) retail services/business will be per the City of Alachua Land Development Regulations (LDRs). The proposed parking for the shopping center retail services will be as follows: 1 space per 305 SF of gross floor area; maximum=125% of minimum. Shopping center is a unified commercial development containing three or more business establishments, including but not limited to general merchandise stores, retail stores, restaurants, grocery stores, specialty sales establishments, and services users.

2. Bicycle parking will be provided at a rate of 1 bicycle parking spaces per 5,000 SF of gross floor area. Location of bicycle parking shall be located within 50 to 100' of primary building entrances as practical, placed outside of vehicular aisles and walkways with a bike rack that allows locking of the frame and wheel. The location will be distributed through the retail site and outparcels. Final location will be shown on the design plans. A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

e. Signage Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review.

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ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. Wall signage shall be in accordance with Section 6.5.4(C)(3), except that in the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises in an amount not to exceed 10% of the respective portion of the building elevation.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

f. Electric System Requirements:

i. The Property Owners, their successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provide as necessary to serve the Project.

g. Potable Water and Wastewater System Requirements:

i. The Property Owners, their successors and or/assigns, shall be responsible for all costs associated with connection to the City's potable water and wastewater systems as necessary to serve the project.

ii. No new wells will be allowed in the Project. No new sceptic or other self-contained waste water systems will be allowed in the Project. All development within the Project will be required to connect to the City's potable water and wastewater systems.

iii. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, the Florida Building Code, and Chapter 633, Florida Statutes.

iv. The locations of proposed lift stations are approximate as depicted in the PD Utility Plan as part of the approved PD Master Plan. The applicant will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department; however, the location of future lift stations shall be generally consistent with the PD Utility Plan.

h. Landscape and Open Space Requirements

i. The Property Owners, their successors and/or assigns, shall submit a landscaping and buffering plan as part of any final PD plan.

ii. All final PD plans in the PD-R shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review.

iii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed PD Master Plan shows the proposed perimeter buffers for the PD-COMM. For the outparcel(s) a minimum 5' landscape buffer strip is required on lot sides as they are created.

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In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

iv. The Property Owners, their successors and/or assigns, shall submit an open space plan as part of any final PD plan. The open space plan shall meet the minimum requirements established by Section 6.7 of the City's Land Development Regulations in effect at time of review.

i. Stormwater and Environmental Requirements:

i. The Property Owners, their successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's Land Development Regulations must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

ii. Any final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Evaluations may include the requirement of conducting electric resistivity tests, ground penetrating radar, and/or additional soil borings in the City's sole discretion. The Property Owner's, their successors and/or assigns, shall be responsible for furnishing the cost of the additional evaluations and the City's expert.

iii. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the stormwater system design in high aquifer recharge areas.

iv. The Property Owners, their successors and/or assigns, shall provide a listed species and habitat survey as part of any final PD plan for the Project, including a 100% gopher tortoise and burrowing owl survey. Standard measures of protection for eastern indigo snakes are required, if documented. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, state, or federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

v. If any wetlands are identified on the Property, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and shall grant conservation easements or other appropriate mechanisms, as determined by the City, to protect wetland areas. Any submitted wetland delineations shall be acceptable to the City for a period of no more than three years from the original date of delineation.

vi. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the eradication of invasive exotic plant species.

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vii. The Property Owners, or their successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property. Thereafter, the Owner, or their successors and/or assigns, shall assure long-term implementation of an exotic plants management approved with a final development order and which shall be included in covenants and restrictions to be implemented by a property owner's association in conformance with Section 7.7 of the City's Land Development Regulations or other mechanism acceptable to the City.

viii. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

ix. Regulated trees shall be surveyed and location identified during the design of any final PD plan in order to preserve existing trees to the greatest extent practicable. The PD Master Plan may be slightly adjusted to allow for flexibility in road and lot configuration for the express purposed of preserving on-site canopy areas which will enhance the Project by providing shaded green spaces and buffers.

6. The Property Owners, their successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, the Florida Department of Transportation, and any other local, state, or federal agency before the commencement of any development on the Property for the Project.

7. The development parameters defined herein do not inordinately burden the Property Owners, their successors and/or assigns, or the development of the Property or the Project.

8. The rezoning of the Property and adoption of this PD Ordinance do not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

9. The adoption of this PD Ordinance does not guarantee the approval of any development permits, including, but not limited to, preliminary plats, construction plans, final plats, infrastructure plans, or site plans for the Project, or for any section thereof, for the Property Owners, their successor and/or assigns.

10. All development, including, but not limited to, any final PD plan for the Project shall be governed by the laws, regulations, comprehensive plan, and ordinances in effect at the time of the specific proposed development and not as of the date of this ordinance.

**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 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. More specifically, Ordinance 22-07 (which established the original NW 188th Street/US 441 Planned Development) and any NW 188th Street/US 441 Planned Development PD Master Plan, PD Agreement, or Planned Development governing document is hereby repealed in its entirety and superseded by this PD Ordinance and the PD Master Plan and PD Agreement adopted by Section 3 of this PD Ordinance.

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**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:**

_____
Rodolfo Valladares, City Manager/Clerk

**APPROVED AS TO FORM**

_____
Scott Walker, City Attorney

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**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")**

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51'13" EAST, 868.58 FEET); THENCE NORTH 88°41'22" EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14'37" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE

SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION FOR: Planned Development – Commercial ("PD-COMM")**

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

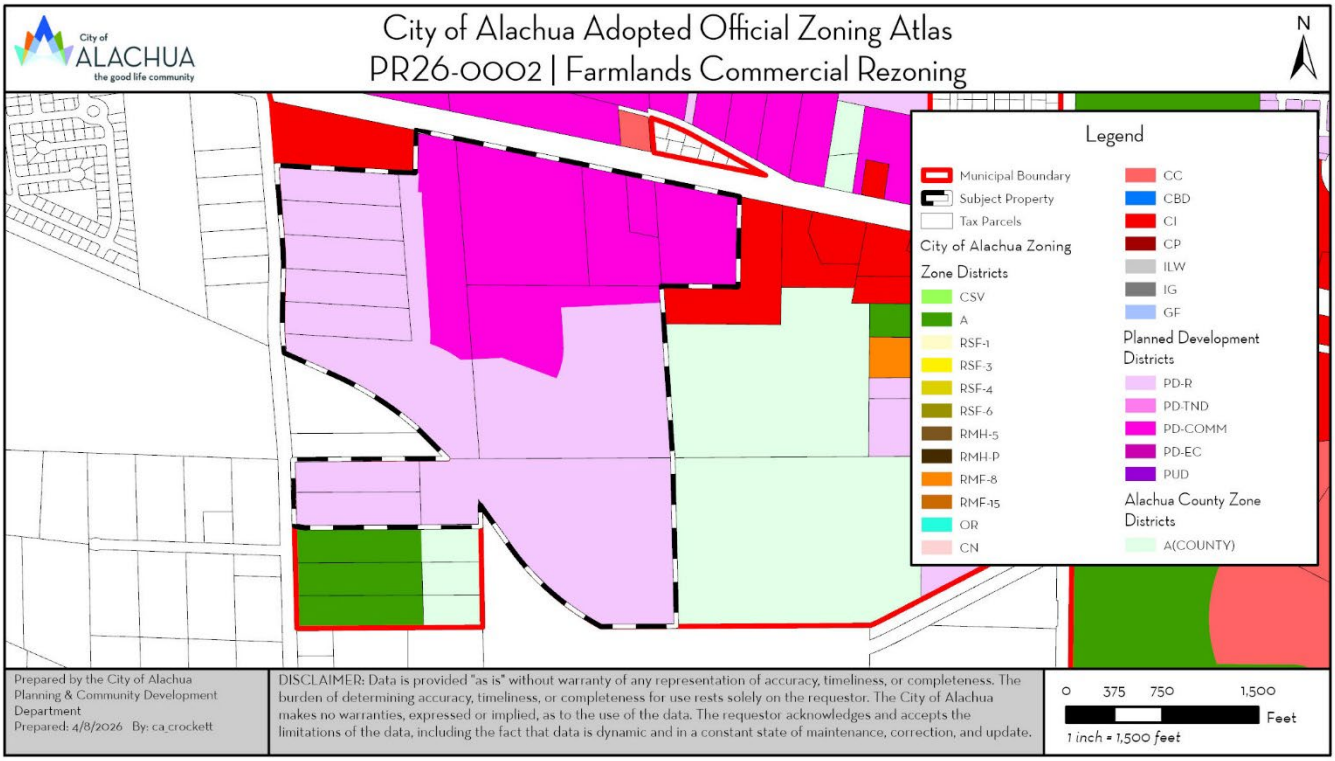
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS

OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

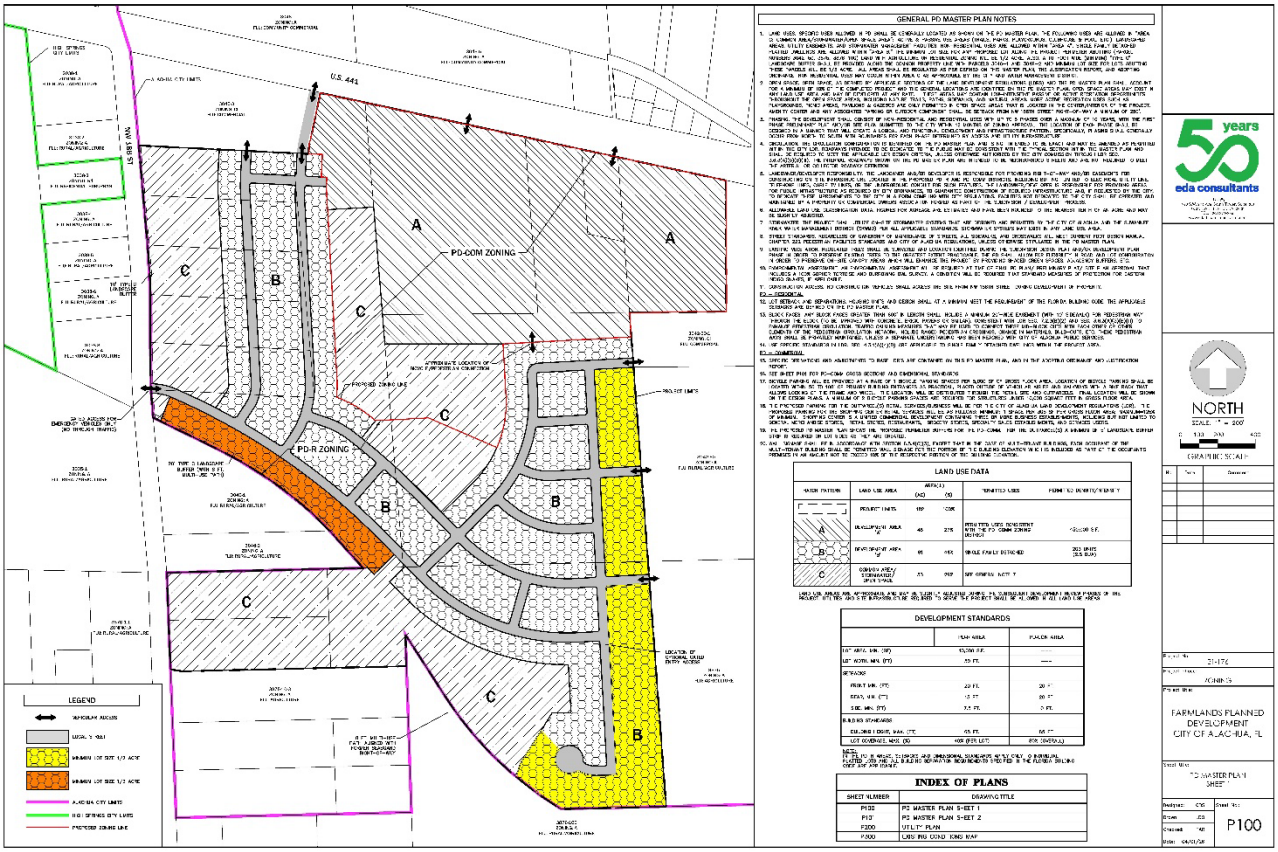
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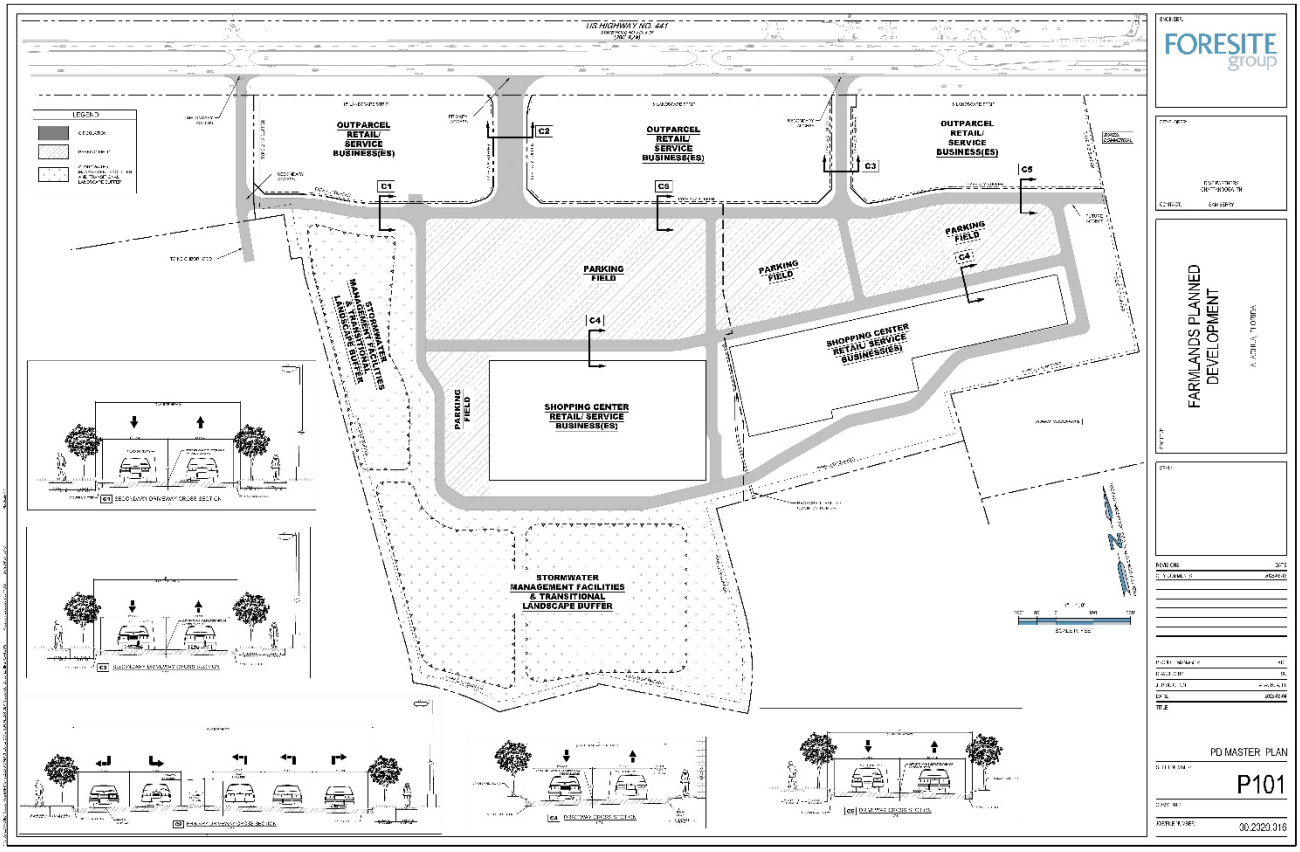
**EXHIBIT "B"**

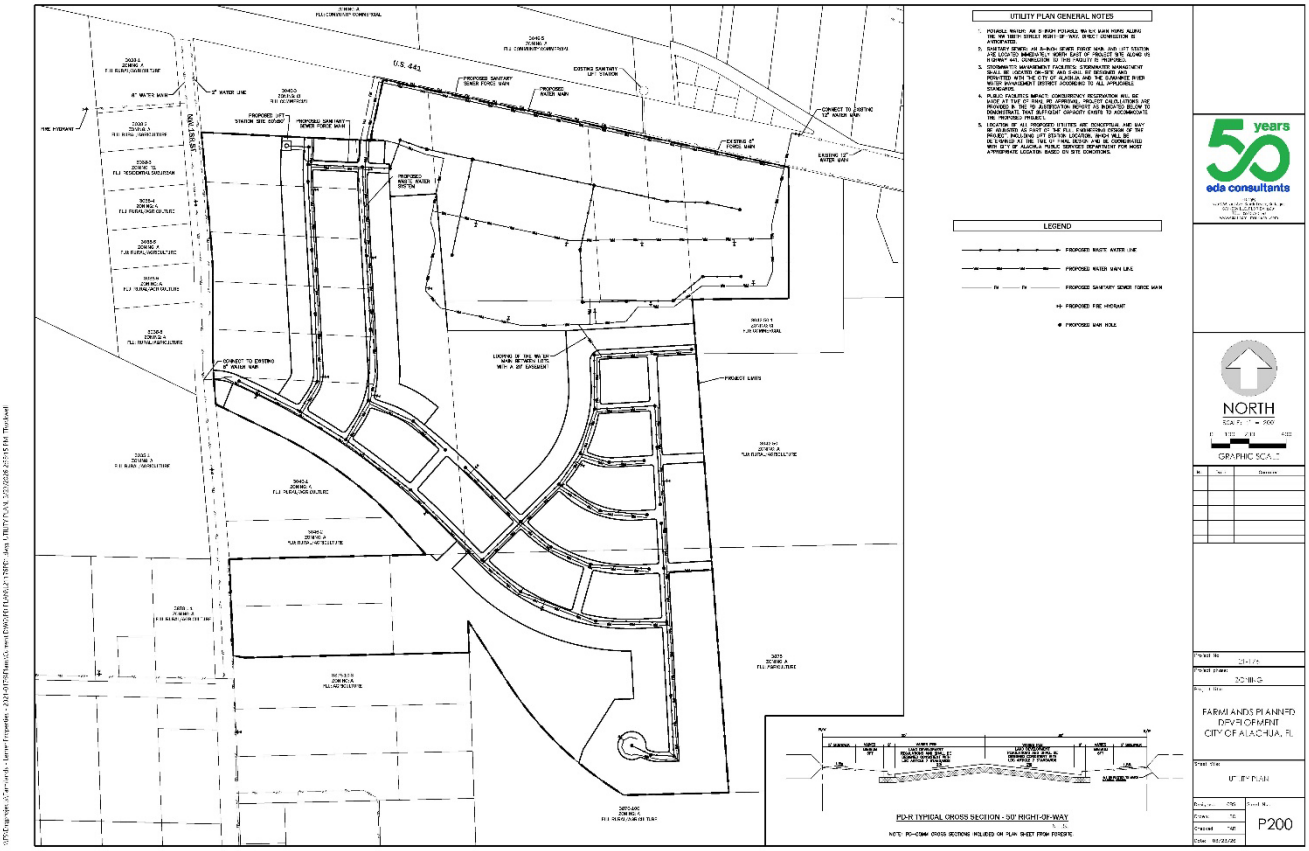



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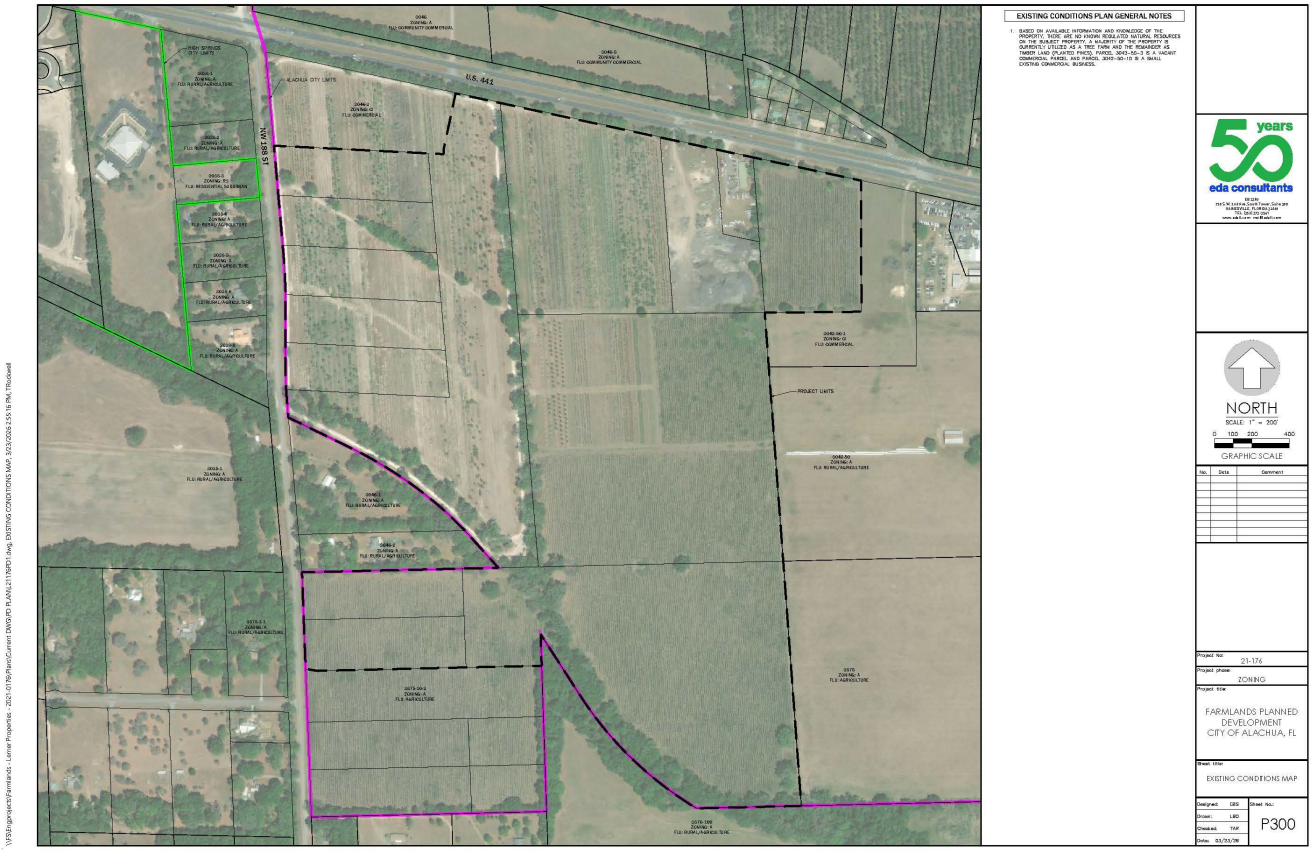
## EXHIBIT "C"


GENERAL PD MASTER PLAN NOTES
LAND USE DATA
DEVELOPMENT STANDARDS
INDEX OF PLANS
PD-COM ZONING
PD-R ZONING
LEGEND
NORTH
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
P100


US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
C1
C2
C3
C4
C5
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
PD MASTER PLAN
P101


UTILITY PLAN GENERAL NOTES
LEGEND
PROPOSED WATER MAIN LINE
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED FIRE HYDRANT
PROPOSED MH/ MH
NORTH
GRAPHIC SCALE
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
P200
PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

DRAFT


EXISTING CONDITIONS PLAN GENERAL NOTES
1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES OR PUBLIC FACILITIES WITHIN THE LIMITS OF THE PROPERTY. IT CONTAINS PLANTED PINE TREE FARMS AND A SMALL AMOUNT OF TIMBER LAND (PLANTED PINES). PARCEL 3043-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3043-50-15 IS A SMALL EXISTING COMMERCIAL BUSINESS.
U.S. 441
NW 188 ST
ALACHUA CITY LIMITS
PROJECT LIMITS
50 years
eda consultants
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
No. Date Comment
Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: EXISTING CONDITIONS MAP
Designed: DBG
Drawn: LBD
Checked: TAF
Date: 03/03/26
Sheet No.: P300

DRAFT

**EXHIBIT "D"**

**EXECUTED PD AGREEMENT**
**INCOPROATED BY REFERENCE**

DRAFT

# EXHIBIT "B"
# TO
# PR26-0002 | FARMLANDS COMMERCIAL
# SITE-SPECIFIC AMENDMENT
# TO THE OFFICIAL ZONING ATLAS
# STAFF REPORT

## DRAFT PD AGREEMENT

# PLANNED DEVELOPMENT REGULATORY AGREEMENT
# FOR THE FARMLANDS PLANNED DEVELOPMENT PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, 2026, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a Florida municipal corporation, and **AYLA, LLC**, a Florida limited liability company, **FIRST COAST ROAD RANGERS, LLC**, a Florida limited liability company, **JACK'S SMALL ENGINE REPAIR LLC**, a Florida limited liability company, **JTFA LLC**, a Florida limited liability company, and their successors or assigns (together as the "Property Owners" or "Developer"). The City and the Property Owners may jointly be referred to as the "Parties."

**RECITALS**

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as the **Farmlands Planned Development ("Project")**, which is proposed to consist of ±182-acres; and,

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property"); and,

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Community Commercial ("CC"), Commercial Intensive ("CI"), and Planned Development – Residential ("PD-R") to PD-R and Planned Development-Commercial ("PD-Comm") has been filed with the City; and,

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended _____ of the proposed rezoning from CC, CI, and PD-R to PD-R and PD-COMM at a quasi-judicial public hearing held on April 21, 2026; and,

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on _____, 2026, to consider the proposed rezoning of the Property pursuant to Ordinance Number 26-XX; and,

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 26-XX; and,

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved.

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. The Developer shall plan and construct, at the Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance 26-XX, which is attached hereto as Exhibit "B" and agreed to by the Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **final PD plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance 26-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the one (1) year period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to Ordinance 26-XX and this PD Agreement. If a **final PD plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning district of CC, CI, and PD-R.

4. The Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission through an amendment to Ordinance Number 26-XX and this PD Agreement.

5. The approval and execution of this PD Agreement does not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

6. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a preliminary plat, construction plans, final plat, or a site plan for the Project, or for any part or section thereof, for the Developer or their successors or assigns.

7. Nothing contained in this PD Agreement shall relieve the Developer, or their successors, assigns, or anyone acting on the Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Developer, and their contractors, subcontractors, or anyone for whose acts the Developer or their contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

8. The Developer, or their successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, or their successors and/or assigns, and their contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer, or their contractors or subcontractors, may be liable or responsible. The Developer, or their successors and/or assigns, further agrees that the Developer, or their successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Developer, or their successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Developer, or their successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

9. The Developer, or their successors and/or assigns, shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance 26-XX.

10. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Developer's, or their successors' and/or assigns', compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

11. Except as otherwise provided in this PD Agreement, any notice, request, or approval from any party to the other parties must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

ATTN: Planning Division
City of Alachua
P.O. Box 9
Alachua, Florida 32616

Property Owners:

Keith E. Lerner
AYLA, LLC
14276 SW 4th Place
Newberry, Florida 32669

Donald M. Adkison
First Coast Road Rangers, LLC
11461 Boote Boulevard
Jacksonville, Florida 32218

Mark Singleton
Jack's Small Engine Repair LLC
16530 NW US 441
Alachua, Florida 32615

Keith E. Lerner
JTFA LLC
14276 SW 4th Place
Newberry, Florida 32669

DRAFT

12. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

13. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

14. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

15. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Property Owners expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to the Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

16. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

17. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

18. The Property Owners agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance 26-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

19. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

20. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Property Owners shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, the Property Owners' remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall the Property Owners, their successors or assigns, have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

21. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

**[SIGNATURES BEGIN NEXT PAGE]**

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**IN WITNESS WHEREOF**, City and Developer have hereunto set their hands and seals the day and year last written below.

**WITNESSES**

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

**AYLA, LLC**

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of AYLA, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

**[SIGNATURES CONTINUE ON NEXT PAGE]**

DRAFT

**WITNESSES**

**FIRST COAST ROAD RANGERS, LLC**

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

_____
By: Donald M. Adkison
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026 by Donald M. Adkison, as Manager & Registered Agent of First Coast Road Rangers, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

**[SIGNATURES CONTINUE ON NEXT PAGE]**

DRAFT

**WITNESSES**

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

**JACK'S SMALL ENGINER REPAIR LLC**

_____
By: Mark Singleton
Its: Manager & Authorized Person

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Mark Singleton, as Manager & Authorized Person of Jack's Small Engine Repair LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

**[SIGNATURES CONTINUE ON NEXT PAGE]**

DRAFT

**WITNESSES**

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

**JTFA LLC**

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of JTFA LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

**[SIGNATURES CONTINUE ON NEXT PAGE]**

DRAFT

ATTEST:

**CITY OF ALACHUA**

_____
Rodolfo Valladares, City Manager/Clerk

_____
Walter Welch, Mayor

APPROVED AS TO FORM:

_____
Scott Walker, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this_____ day of _____, 2026 by Walter Welch, Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

**[END SIGNATURES]**

DRAFT

# EXHIBIT "A"

**LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")**

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID

SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51’13” EAST, 868.58 FEET); THENCE NORTH 88°41’22” EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14’37” WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48’45” WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11’15” EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION FOR: Planned Development – Commercial (“PD-COMM”)**

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

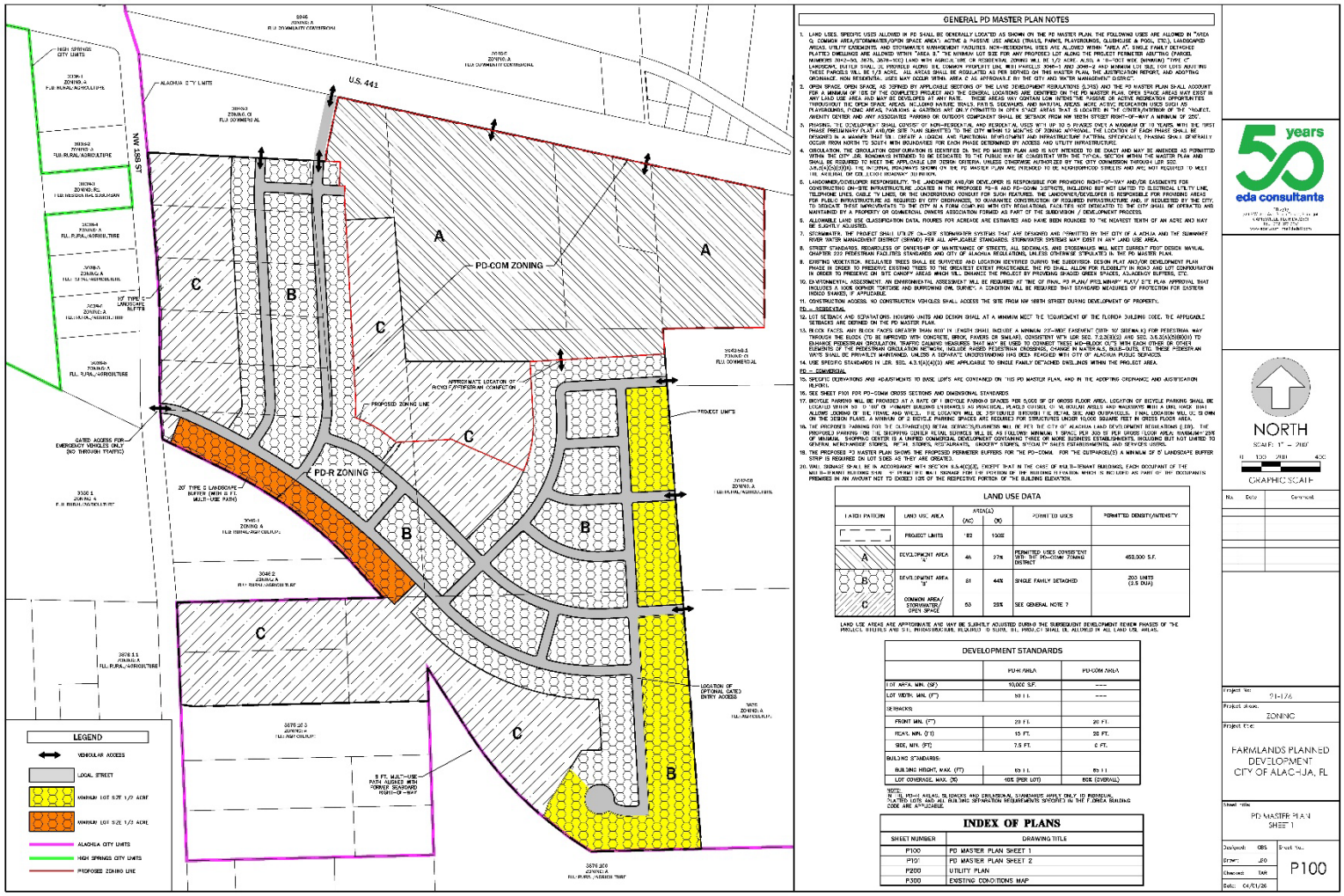
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A

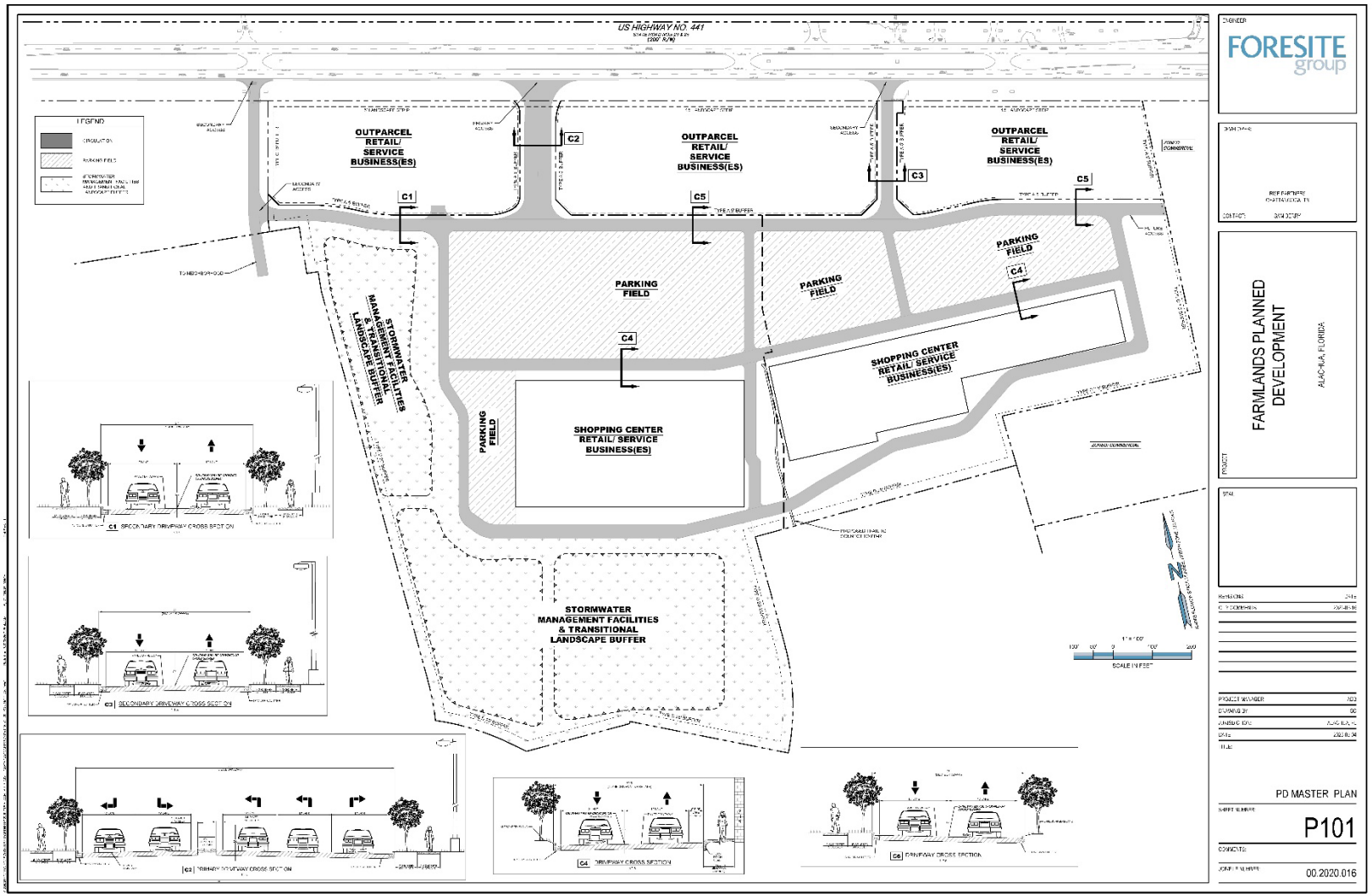
DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

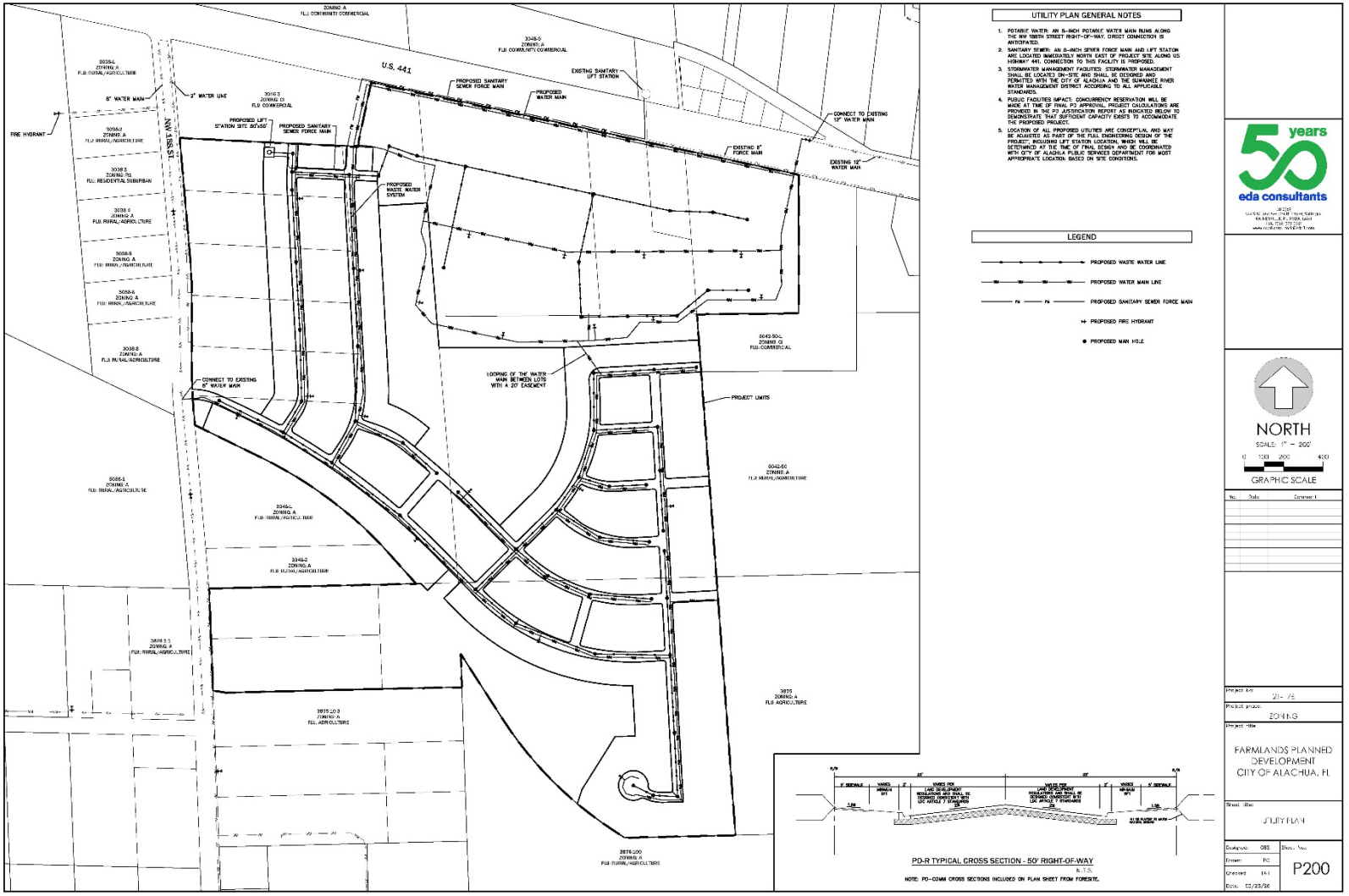
CONTAINING 60.76 ACRES, MORE OR LESS.

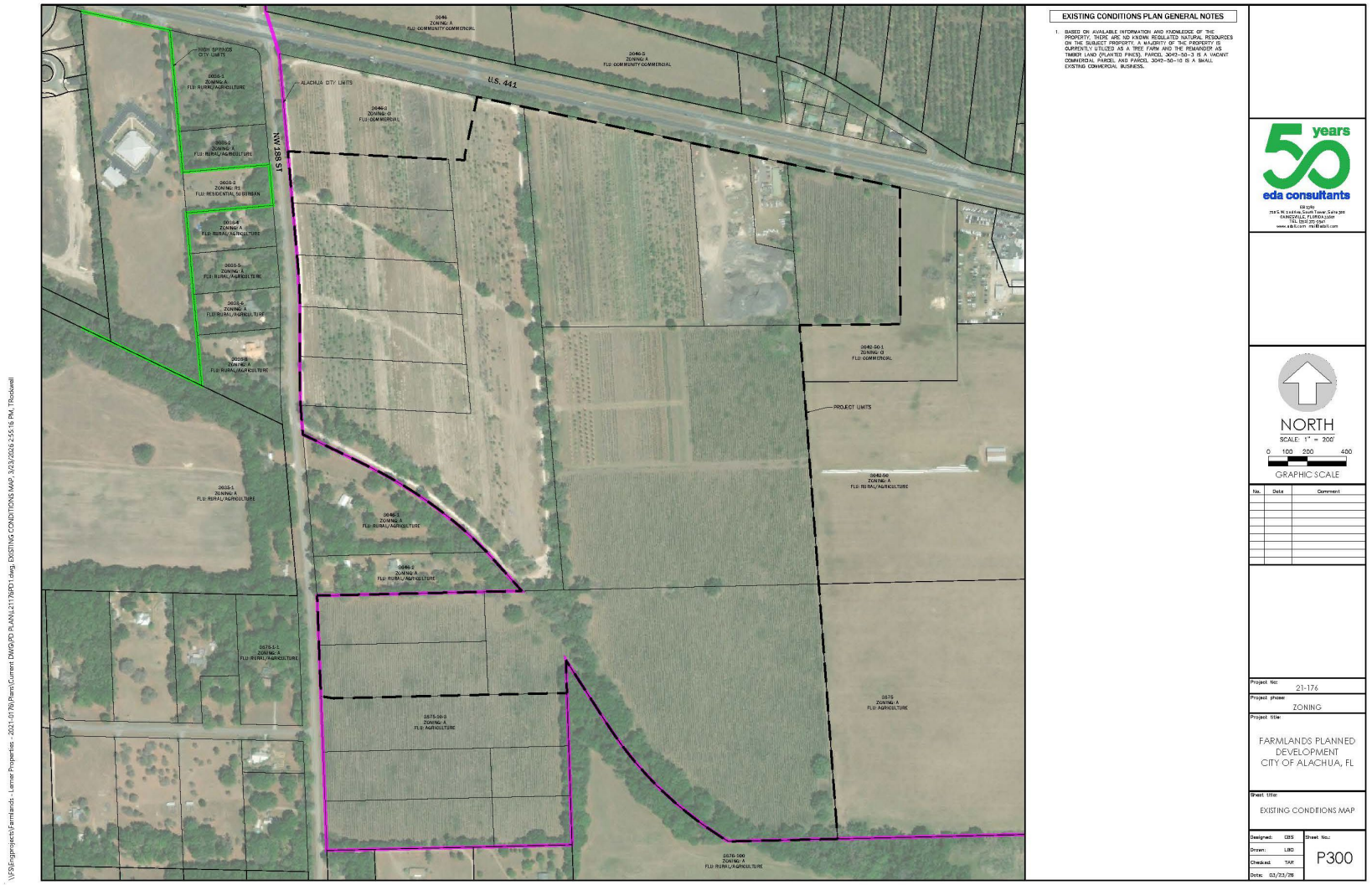
**EXHIBIT "B"**
**EXECUTED/SIGNED PD ORDINANCE 26-XX**
**TO BE ADDED ONCE RECORDED**

# EXHIBIT "C"
# PD MASTER PLAN




US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
PARKING FIELD
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
C1
C2
C3
C4
C5
C1 SECONDARY DRIVEWAY CROSS SECTION
C2 SECONDARY DRIVEWAY CROSS SECTION
C2 PRIMARY DRIVEWAY CROSS SECTION
C4 DRIVEWAY CROSS SECTION
C6 DRIVEWAY CROSS SECTION
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
ALACHUA, FLORIDA
PD MASTER PLAN
P101
00.2020.016


UTILITY PLAN GENERAL NOTES
1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.
LEGEND
PROPOSED WASTE WATER LINE
PROPOSED WATER MAIN LINE
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED FIRE HYDRANT
PROPOSED MAN HOLE
U.S. 441
NW 188TH ST
PROPOSED LIFT STATION SITE 30'x30'
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED WATER MAIN
EXISTING SANITARY LIFT STATION
EXISTING 8" FORCE MAIN
EXISTING 12" WATER MAIN
CONNECT TO EXISTING 12" WATER MAIN
CONNECT TO EXISTING 8" WATER MAIN
LOOPING OF THE WATER MAIN BETWEEN LOTS WITH A 20' EASEMENT
PROJECT LIMITS
PROPOSED WASTE WATER SYSTEM
FIRE HYDRANT
8" WATER MAIN
2" WATER LINE
PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY
N.T.S.
NOTE: PD-COMM CROSS SECTIONS INCLUDED ON PLAN SHEET FROM FORESITE.
50 years
eda consultants
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
ZONING
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
P200




\\FS1\Projects\Farmlands - Lerner Properties - 2021-0176\Plans\Current DWG\PD PLANS\21176PD1.dwg, EXISTING CONDITIONS MAP, 3/23/2026 2:55:16 PM, TRockwell

# EXHIBIT "C"
# TO
# PR26-0002 | FARMLANDS COMMERCIAL
# SITE-SPECIFIC AMENDMENT
# TO THE OFFICIAL ZONING ATLAS
# STAFF REPORT

## LETTER FROM KENNETH L. HILL, P.E.
## GSE ENGINEERING & CONSULTING

GSE Engineering & Consulting, Inc.

April 1, 2026

Carson J. Crockett, Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Review of Geotechnical Information
**Farmlands Commercial PD Rezoning**
Alachua, Alachua County, Florida
GSE Project No. 17335

GSE Engineering & Consulting, Inc. (GSE) has performed a review of geotechnical information/reports that was submitted as part of the rezoning application for the Farmlands Commercial PD located in Alachua, Florida. The remainder of this report summarizes our review.

## ***Background Information***

The site is located on the south side of U.S. Highway 441 approximately 0.5 miles west of the NW CR 235A intersection in Alachua, Florida. The site includes portions or all of Tax Parcels 03046-003-002, 03042-050-004, 03042-050-005, 03042-050-003, 03042-050-010 and 03042-051-001.

The site is proposed for commercial and residential development. You provided two geotechnical site exploration reports prepared by UES Professional Solutions (UES) that were included as part of the project application. You requested we review the reports to determine if the evaluations demonstrate the sites are suitable for single-story commercial buildings and single-family residential development, or if additional evaluation is appropriate/necessary.

## ***Data Review***

We were provided the following geotechnical engineering reports prepared by UES:

1. Preliminary Geotechnical Exploration Services, Proposed Alachua Commercial Center, US Hwy 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2160889 dated December 18, 2025 (Report 1).
2. Preliminary Geotechnical Exploration Services, Tax Parcels 03042-005/003 – US 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2162758 dated March 6, 2026 (Report 2).

**GSE Engineering & Consulting, Inc.**
**5590 SW 64th Street, Suite B**
**Gainesville, Florida 32608**
**352-377-3233 Phone ◆ 352-377-0335 Fax**
**www.gseengineering.com**

The reports included soil borings and laboratory testing of soil samples considering typical commercial development. Report 1 included twenty-nine (29) Standard Penetration Test (SPT) soil borings advanced to depths ranging from 10 to 40 feet below existing land surface (bls) and accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, hydraulic conductivity (permeability) tests, and Limerock Bearing Ratio tests. Report 2 included twenty-five (25) SPT borings advanced to depths of 20 to 25 feet bls along with accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, organic content tests, hydraulic conductivity (permeability) tests, corrosion series tests, and Limerock Bearing Ratio tests. Test were also performed on topsoil type materials to evaluate their suitability for reuse and determine fertilizer recommendations.

Both geotechnical explorations encountered sandy soil overlying clayey sand, sandy clay, and clay to the explored depths. Laboratory testing on representative soils indicates that some of the clays have a high risk for expansive characteristics. Limestone was encountered in one soil boring at a depth of 39.5 feet bls. Groundwater was generally not encountered within the depths explored or not determined due to the mud rotary method of advancing the boreholes.

## ***Technical Analysis***

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

The geotechnical engineer qualifies both reports as "*preliminary*" and states "***Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available"***. Preliminary geotechnical explorations are generally intended to screen the site for suitability of the proposed development. Preliminary geotechnical explorations are not intended to be used for final design. The number of soil borings performed for the projects are not adequate for final design and additional soil borings should be performed.

The preliminary explorations did not include geophysical screening of the site for karst geological conditions. Sinkhole risk in Alachua County is mostly related to site elevation. Lower elevation sites in the Gulf Coastal Lowlands and Cody Scarp geological regions have a higher risk for sinkhole development than high elevation sites in the Northern Highlands geological region, and this is due to the separation between land surface and the limestone formation. Sinkholes most commonly develop in stormwater management facilities due to stormwater infiltration eroding soil into fractures and cavities in the limestone formation. Sinkhole risk is reduced in impervious areas, due to the absence of stormwater infiltration.

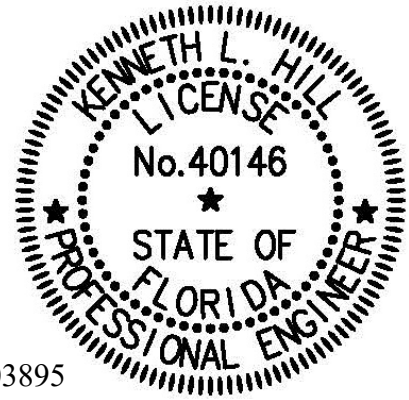
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies from about elevations 90 to 100 feet. If the basin is excavated 10 feet deep, the separation between the bottom of the basin and the limestone formation is expected to be on the order of 20 feet. We have observed multiple sinkholes develop in stormwater management facilities where the separation between the basin bottom and the limestone formation is on the order of 20 feet.

The City of Alachua has policies that allow for the requirement of geophysical screening in its sole discretion and has required this screening on some projects. GSE considers it prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design. The intent is to evaluate, determine, and consider the actual sinkhole potential risk in these areas. This information would then be considered and incorporated into the final design.

## ***Closure***

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,
**GSE Engineering & Consulting, Inc.**




This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Kevin P. Fisher, P.E.
Staff Engineer
Florida Registration No. 103895

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

*KPF/KLH:tlf*
*Q:\Projects\17335 Farmlands Commercial PD Rezoning\17335.docx*

Distribution: Addressee (1)
File (1)

# EXHIBIT "D"
# TO
# PR26-0002 | FARMLANDS COMMERCIAL
# SITE-SPECIFIC AMENDMENT
# TO THE OFFICIAL ZONING ATLAS
# STAFF REPORT

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

April 1, 2026

*Submitted electronically to* csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

**Application #: PSSC26-0002; PR26-0002**

**RE: Notice of Hearing to be Scheduled for Farmlands Commercial SSCPA & Rezoning**

Dear Clay Sweger & Gerry Dedenbach,

On April 1, 2026, the City of Alachua received your revised small-scale Comprehensive Plan amendment and site-specific amendment to the Official Zoning Atlas applications for the Farmlands Commercial project. 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 **April 21, 2026,** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of **each complete** application package, seven full size sets of PD plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, April 6, 2026***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Monday, April 6, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, April 2, 2026. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, April 20, 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,

Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Kristie Williams, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

March 26, 2026

*Submitted electronically to* csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

**Application #: PSSC26-0002; PR26-0002**

**RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning**

Dear Clay Sweger & Gerry Dedenbach,

On March 24, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, March 31, 2026**. A total of three copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the application fee will be assessed for the additional PAT review (original application fee - $12,500; 25% surcharge - $3,125).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

**Notice, the Applicant has an outstanding fee of $3,125.00 that must be paid upon resubmittal, or review will not continue, per Resolution 24-05.**

Address the following insufficiencies:

**PSSC26-0002 - Farmlands Rezoning**
Staff has no additional comments at this time, but reserves the right to provide additional comments at a later date.

**PR26-0002 - Farmlands Rezoning**

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

1. **Parking Master Plan**
   e. Note 2. The current bicycle parking requirement (assuming a full build-out scenario) would be approximately 148 spaces. A rate of 1 bicycle space per 10,000 square feet would yield a requirement of approximately 45 spaces (less than one-third of the current requirement). A rate of 1 bicycle space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet, if proper justification can be provided. Revise and provided justification.
   *Response: The application has been revised to a rate of 1 bicycle parking space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet. Based on the business use types, bicycle access to/from the site will be adequately accommodated with parking placed conveniently near business entries and/or between tenants to promote clear access, parking, and visibility to the non-motorized means of travel.*
   **Remaining Deficiency: Add the following language to the end of General Note 17 on sheet P100: "A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area."**
   h. The Development Standards Table does not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
      ii. Maximum Lot Coverage does not refer to FAR, but rather, impervious surface area. Revise to reflect this standard accordingly.
      *Response: The note has been revise to reflect the impervious surface area ratio.*
      **Remaining Deficiency: Staff notes that a 17% impervious surface area ratio (ISR) seems constrained. Please confirm that this 17% ISR figure is correct.**

3. **Miscellaneous**
   b. Remove all code alterations at the end of the justification report. If the deviation is not allowed by Table 3.6-3 and not noted on the PD Master Plan, it will not be incorporated into the PD. Justification as to the deviations can still be included in this report.
   *Response: Acknowledged.*
   **Remaining Deficiency: The Applicant removed all previously proposed code alterations, but included a new one related to Section 6.5. As previously stated, if the deviation is not noted on the PD Master Plan, it will not be incorporated into the PD.**

   **Regarding the justification provided, the justification addresses what the deviation will accomplish, but not why it's necessary. Revise justification.**

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

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

March 16, 2026

*Submitted electronically to* csweger@edafl.com; gerry.dedenbach@nv5.com

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720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

**Application #: PSSC26-0002; PR26-0002**

**RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning**

Dear Clay Sweger & Gerry Dedenbach,

On March 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, March 24, 2026**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (original application fee - $12,500; 25% surcharge - $3,125).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

**PSSC26-0002 - Farmlands Rezoning**
Staff has no additional comments at this time, but reserves the right to provide additional comments at a later date.

**PR26-0002 - Farmlands Rezoning**

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

4. **Compliance with Land Development Regulations**
   a. Per Table 3.6-3, development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-COMM district. Every proposed modification must be justified in this light. No justification is provided.
      i. Generally, a modification should only be considered if the proposed modification is unachievable via existing administrative remedies.

      *Response: In collaboration with City staff and mindful of staff recommendations, limited modifications have been presented on supplements development and design sheets. The site-specific development and design sheets retain consistency with the City of Alachua's Comprehensive Plan and overall vision, while permitting modest modifications to existing zoning performance standards to achieve a unique and cohesive mixed-use project design.*

      **Remaining Deficiency: Provide justification.**

   c. Per Table 3.6-3, a master parking plan must be provided to modify any parking standards. Provide master parking plan as an additional sheet to the PD Master Plan.

      *Response: A Master Parking and Circulation Plan has been provided as a supplement to the application materials. In collaboration with staff, the applicant has creatively and thoughtfully proposed a standard that is mindful of pedestrian-scale needs and places safety at the forefront of design.*

      **Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.**

   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.

      *Response: None provided.*

      **Remaining Deficiency: Respond.**

g. Section 6.8 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.

*Response: Proposed modifications have been removed and a development and design plan sheet has been included in the resubmittal, which outlines achievable performance standards that are consistent with the City's Comprehensive Plan and overall community vision for vibrant walkable non-residential areas in proximity to a variety of housing options. These elements also are designed in a manner that promotes non-motorized access for all citizens.*

**Remaining Deficiency: See Additional Deficiency comments related to Master Architectural Building Plan.**

5. **PD Master Plan**

d. Provide development standards, including minimum setbacks, maximum height, etc., for the PD-COMM area.

*Response: The development and design plan sheet contains the requested standards. A note (#16) has been added to the PD Master Plan to indicated that development standards for the PD-COMM area will be found on the separate Parking & Circulation Master Plan sheet.*

**Remaining Deficiency: Development Standards for the PD-COMM should be included on the PD Master Plan, not on the Parking Master Plan. Provide.**

**Note 16 references three Parking Master Plan sheets, of which there are only two. Revise.**

f. Note 4 refers to a typical roadway section that has not been provided. Provide for review or remove note.

*Response: Note #4 is proposed to remain and the requested cross sections can be found; 1) PD-R cross sections on Sheet P200, and 2) PD-COMM cross sections on the separate Parking & Circulation Master Plan sheet.*

**Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.**

7. **Miscellaneous**

a. In furtherance of Objective 1.4, Conservation & Open Space Element, among others, and the City's Strategic Plan, Staff proposes a multi-use trail dedication that aligns with the former seaboard airline right-of-way.

*Response: The applicant has received Preliminary Plat and Construction Plan approval for the portion of the project referenced above. A trail dedication would be a design conflict with the previous and existing City approvals.*

**Remaining Deficiency: Staff notes that he Preliminary Plat will need amended to reflect all amendments to the PD; therefore, the Applicant's response regarding previous approval without a trail is moot. Further, the trail could be located within the 20' southern landscape buffer, not affecting lot lines and not resulting in any reduction in lots. Staff will work with the Applicant to ensure that this inclusion does not impede the construction of phase 1 as otherwise previously approved, understanding that grading may need slightly adjusted to account for an 8-foot-wide trail.**

*Additional Deficiencies to be Addressed*

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

1. **Parking Master Plan**
   a. Sheet 1 of 2 does not depict the approximate location of the emergency access drive to the residential site on NW 188th Street. Revise.
   b. Sheet 1 of 2. Revise to show development areas as shown on the PD Master Plan (A, B, and C).
   c. Note 1. Revise "Landscape islands are required every 8th single row with a 5' sidewalk" to state "Landscape islands/spines are required every 4th single row with a 5' sidewalk."
      i. Staff is amenable to the following alternative language, provided that increased width and landscape areas are provided. "At a minimum, 12' wide landscape islands/spines are required with a 6' sidewalk such that in no case will a pedestrian be required to cross more than one drive aisle to access a landscape island/spine with a 6' sidewalk."
   d. Note 1. Revise "All parking will be impervious to "Required off-street parking spaces must, at a minimum, be surfaced with structurally adequate asphaltic concrete or concrete surface course. Any off-street parking spaces provided in excess of the minimum requirement may be of an alternative surface material in accordance with Section 6.1.3(E) of the LDRs.
   e. Note 2. The current bicycle parking requirement (assuming a full build-out scenario) would be approximately 148 spaces. A rate of 1 bicycle space per 10,000 square feet would yield a requirement of approximately 45 spaces (less than one-third of the current requirement). A rate of 1 bicycle space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet, if proper justification can be provided. Revise and provided justification.
   f. Note 4. Does not exist. Renumber notes accordingly
   g. Notes 5-7 do not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
   h. The Development Standards Table does not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
      i. Further, the development areas should be consistent with those shown on the PD Master Plan (A, B, and C).
      ii. Maximum Lot Coverage does not refer to FAR, but rather, impervious surface area. Revise to reflect this standard accordingly.
   i. Driveway Cross Sections. Staff notes 14' and 15' wearing surfaces (per lane) are excessive and can contribute to irresponsible driver behavior. The City only requires 12' wearing surfaces per lane. Additionally, unnecessary lane width will further restrict planting of required landscape materials. Revise, reducing the land width on all driveway cross sections to 12' wearing surfaces.
   j. Sheet 2 of 2. The location of bicycle parking is governed by general note 2 on sheet 1. Remove bicycle parking locations from sheet 2 to reduce possible confusion.
   k. Sheet 2 of 2. Extend the eastern future access stub to the property line.
   l. Sheet 2 of 2. Include the approximate location of the multi-modal connection to the PD-R.

2. **Master Architectural Building Plan**
   a. As previously commented and discussed, only additional requirements to those in Section 6.8 are permitted to be included as part of the PD Master Plan. No deviation of a requirement in Section 6.8 that reduces such requirement is permitted. Staff noted the Master Architectural Building Plan currently does not comply with Section 6.8. Revise or remove from PD Master Plan.
3. **Miscellaneous**
   a. Some future land use maps appear to be older versions of the companion application. Check all future land use maps to ensure they are up to date.
   b. Remove all code alterations at the end of the justification report. If the deviation is not allowed by Table 3.6-3 and not noted on the PD Master Plan, it will not be incorporated into the PD. Justification as to the deviations can still be included in this report.
   c. The applicant is put on notice that, for consistency with Policy 5.1.a of the Community Facilities Element, further geologic testing will be required to be conducted, with the results submitted at time of final PD plan application.

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

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

City of ALACHUA
the good life community

# City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

## INTER-OFFICE COMMUNICATION

**DATE:** **March 16, 2026**

**TO:** **Carson J. Crockett, AICP**
Principal Planner

**FROM:** **Linnelle Stewart**
Project Manager

**Tom Ridgik, P.E.**
Engineering Supervisor

**RE:** **Farmlands Planned Development**

Public Services has reviewed the subject project (March 2026 Submittal Documents) and offer the following comments. Review was specific to Public Services Utilities.

| NO. | COMMENTS |
|---|---|
| 1 | **Comment on January 2026 Submittal**<br>**Sheet P200-** Engineer to reconcile inconsistencies between this sheet and developer's DRAFT Conceptual Site Plan. In particular, locations of proposed water mains and proposed lift station.<br>**Revise and Resubmit**<br>**Comment on March 2026 Submittal**<br>**Approved** |
| 2 | **Comment on March 2026 Submittal**<br>A stationary generator shall be installed with the proposed lift station compliant with all applicable COA Standard Details.<br>**Approved as noted.** |

| NO. | COMMENTS |
|---|---|
| 3. | **Comment on March 2026 Submittal**<br>In future submissions, engineer to distinguish between public and private utilities.<br>**Approved as noted.** |
| | |

Please advise if you have any questions or require additional information.

City of
ALACHUA
the good life community

# City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

## INTER-OFFICE COMMUNICATION

**DATE:** **February 24, 2026**

**TO:** **Carson Crockett, AICP**
Principal Planner

**FROM:** **Linnelle Stewart**
Public Services Project Manager
**Tom Ridgik, P.E.**
Engineering Supervisor

**RE:** **Farmlands Planned Development**

Public Services has reviewed the subject project (Jan 2026 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS |
|---|---|
| 1 | Sheet P200- Engineer to reconcile inconsistencies between this sheet and developer's DRAFT Conceptual Site Plan. In particular, locations of proposed water mains and proposed lift station.<br>City suggests meeting with staff prior to resubmittal.<br><br>**Revise and Resubmit** |
| | END OF COMMENTS |

Please advise if you have any questions or require additional information.

PO Box 9
Alachua, Florida 32616-0009

*"The Good Life Community"*
www.cityofalachua.com

Phone: (386) 418-6140
Fax: (386) 418-6164

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 17, 2026

*Submitted electronically to* csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

**Application #: PSSC26-0002; PR26-0002**

**RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning**

Dear Clay Sweger & Gerry Dedenbach,

On February 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is scheduled for **1:30 PM on February 17, 2026** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, March 18, 2026**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

*Deficiencies to be Addressed*

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

PSSC26-0002 – Farmlands SSCPA

1. Needs Analysis
   a. While a needs analysis cannot rely solely on population projections, population projections should still be a factor as Florida Statute still requires a minimum amount of lands for a 10 year planning period be provided in the City. Population projections are available in the City's comp plan. Provide such analysis.
   b. Tables use "UPA" for unit per acre. Please use industry acronym "DUA" for dwelling units per acre. This is also how the City's Comprehensive Plan and Land Development Regulations refer to the standard.
   c. The submitted needs analysis does not consider the highest and best use of the property, which includes residential development as part of a mixed-use development. The development scenario for public facilities impact need not posit residential in the commercial land use, but the needs analysis should.
2. Urban Sprawl Analysis
   a. Staff noted only the 13 primary indicators of urban sprawl were evaluated in full. All eight urban form criteria must be analyzed. Revise analysis and include the eight urban form criteria.
   b. This application does not meet the definition of Infill Development established in the City's Comprehensive Plan, and as such, justification stating it is infill development is not proper justification. Revise response to primary indicator ten.
3. Comprehensive Plan Consistency Analysis
   a. Address Policy 1.3.f of the Future Land Use Element, specifically as it relates to the extension of commercial into residential areas.
   b. Objective 5.1 of the Future Land Use Element states that the City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during the review of proposed amendments to the Future Land Use Map. The response provided states this analysis will occur at a later date. Revise response. The proper analysis must occur at time of Future Land Use Map amendment.
   c. In response to Policy 5.2.a, Future Land Use Element, the Applicant states the land use change will not impact the level of service. In response to Objective 1.1, Transportation Element, the Applicant states the land use will impact the level of service. Ensure all responses are consistent. Revise.
   d. In response to Objective 1.8, Conservation & Open Space Element, the Applicant notes that the "mixed-use development is proposed with residential and commercial uses in nature." Staff is unclear on what this analysis means. Revise and clarify.
   e. The Applicant's response to Objective 1.9, Conservation & Open Space Element, is not relevant to this application. Revise or remove.
   f. The proposed amendment includes residential lands. As such, provide an analysis of the Housing Element, and if relevant, the Recreation Element and Public Schools Element.

4. Concurrency Impact Analysis
    a. The Applicant is put on notice that, consistent with the submitted TIA recommendations, a more detailed analysis will be required to address potential impacts of specific development proposals at time of development of the site. These must include ways to address the level of service of segment 6.
5. Outside Review
    a. Comments from City of Alachua Public Services will be provided at a later date and forwarded as soon as received by the Planning & Community Development Department.
6. Miscellaneous
    a. Staff notes that a Commercial land use category abutting the Low Density Residential land use category is not a logical development pattern and does not provide a transition of the higher intensity use area of up to 0.6 FAR and 15 DUA to the lower intensity use area of just one DUA. Staff recommends either a Community Commercial land use category or a Moderate Density Residential land use category be used as a transitionary land use category between the two use areas. This would also be more similar to the established development pattern of the US 441 Corporate Corridor Activity Center.

PR26-0002 - Farmlands Rezoning

1. Statement of Proposed Change/Existing vs. Proposed Zoning
    a. The summary of change in development potential should consider both FAR and DUA for the business zone districts as the CC and CI districts are mixed-use districts.
    b. Tables use "UPA" for unit per acre. Please use industry acronym "DUA" for dwelling units per acre. This is also how the City's Comprehensive Plan and Land Development Regulations refer to the standard.
2. Comprehensive Plan Consistency Analysis
    a. In response to Policy 5.1.b, Future Land Use Element, the Applicant notes five soil types and six soil types are present on site. Revise to be consistent.
    b. In response to Policy 5.2.a, Future Land Use Element, and Objective 1.1, Transportation Element, the Applicant states the land use will not impact the level of service. The associated TIA suggests a negative impact is possible. Revise and clarify.
    c. In response to Objective 1.8, Conservation & Open Space Element, the Applicant notes that the "mixed-use development is proposed with residential and commercial uses in nature." Staff is unclear on what this analysis means. Revise and clarify.
    d. The Applicant's response to Objective 1.9, Conservation & Open Space Element, is not relevant to this application. Revise or remove.
    e. The proposed amendment includes residential lands. As such, provide an analysis of the Housing Element, and if relevant, the Recreation Element and Public Schools Element.
3. Concurrency Impact Analysis
    a. The Applicant is put on notice that, consistent with the submitted TIA recommendations, a more detailed analysis will be required to address potential impacts of specific development proposals at time of development of the site. These must include ways to address the level of service of segment 6.

4. **Compliance with Land Development Regulations**
   a. Per Table 3.6-3, development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-COMM district. Every proposed modification must be justified in this light. No justification is provided.
      i. Generally, a modification should only be considered if the proposed modification is unachievable via existing administrative remedies.
   b. Article 4 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.
   c. Per Table 3.6-3, a master parking plan must be provided to modify any parking standards. Provide master parking plan as an additional sheet to the PD Master Plan.
      i. Modifying the standard from one bicycle space per ten off-street parking spaces to one per 40 off-street parking spaces is a four-fold reduction. One per 80 off-street parking spaces is an even greater reduction. The PD-COMM shows pedestrian and bicycle connections to the residential area, and per conversations with FDOT, a multi-use trail will be required along US 441. There is no clear justification as to why a reduction of this degree, with a maximum of only ten bicycle spaces site wide, would be necessary. Staff does not support the modification as proposed.
      ii. No clear justification has been provided to modify Section 6.1.8(B)(3). Staff does not support such change as proposed.
      iii. The purpose of Section 6.1.10 is to ensure that a pedestrian has to cross no more than one drive aisle before reaching a dedicated pedestrian facility. Modifying the standard as proposed would result in pedestrians having to cross two drive aisles and potentially have the pedestrian forgo walking on the pedestrian facility altogether. No clear justification has been provided to modify Section 6.1.10. Staff does not support the change as proposed.
   d. Per Table 3.6-3, an alternative landscape plan must be provided to modify any landscape standards. Provide an alternative landscape plan as an additional sheet to the PD Master Plan.
      i. No clear justification has been provided to modify Section 6.2.2(D)(2)(b) or Section 6.2.2(D)(3). Staff does not support the modification as proposed.
   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.
   f. Per Table 3.6-3, a master sign plan must be provided to modify any signage standards. Provide a master sign plan as an additional sheet to the PD Master Plan.
      i. Staff notes that any change to a sign standard must have a compelling justification in conformance with both the PD-COMM district and the general purposes of Section 6.5. No clear justification has been provided. Staff does not support the proposed modification as proposed.
   g. Section 6.8 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.

5. **PD Master Plan**
   a. Show at least one designated bicycle and pedestrian facility from the eastern most portion of Area B to Area A. Exact location is not necessary, only that there will be a connection.
   b. Provide DUA figures in the Land Use Data Table.
   c. The Land Use Data Table note states "land use areas are approximate and may be adjusted." Revise to note that they cannot be adjusted limitlessly.
   d. Provide development standards, including minimum setbacks, maximum height, etc., for the PD-COMM area.
   e. Note three only references PD-R. Revise to include PD-COMM.
   f. Note 4 refers to a typical roadway section that has not been provided. Provide for review or remove note.
   g. Note 13 should require a 20' easement with a 10' sidewalk. Revise.
   h. The City will not permit any private signage in a public-right-of-way. Remove or revise Note 16.
6. **Outside Review**
   a. Comments from City of Alachua Public Services will be provided at a later date and forwarded as soon as received by the Planning & Community Development Department.
7. **Miscellaneous**
   a. In furtherance of Objective 1.4, Conservation & Open Space Element, among others, and the City's Strategic Plan, Staff proposes a multi-use trail dedication that aligns with the former seaboard airline right-of-way.

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

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

# City of Alachua

## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

**PROJECT #** | **APPLICATION DATE** Oct. 30, 2025

**NAME & DESCRIPTION OF PROJECT** Farmlands PD UPDATED REZ(246-72=174 SF Units)

A proposed rezoning that reduces the maximum permitted density from 275 to 203 units (-72).

**PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)** 16600-18800 block of US Hwy 441

**Tax Parcel Numbers** 3046-3-0, 3046-3-1, 3046-3-2, 03046-3-3, 3046-3-4, 3046-3-5, 3042-50-3

3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2

**Acreage** 182+/-

**DEVELOPMENT DATA** (check all that apply)

- [x] Single Family — Number of Units: 174
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

**Level of Review**

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

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

### EXPLANATION OF STUDENT GENERATION CALCULATION

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

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

**SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

| | | | | |
|---|---|---|---|---|
| **ELEMENTARY** | 174 | **units X 0.12 Elementary School Multiplier** | 21 | **Student Stations** |
| **MIDDLE** | 174 | **units X 0.06 Middle School Multiplier** | 11 | **Student Stations** |
| **HIGH** | 174 | **units X 0.09 High School Multiplier** | 16 | **Student Stations** |

**MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

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

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

**EXEMPT DEVELOPMENTS (click all that apply)**

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

**AUTHORIZED AGENT**

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

**PROPERTY OWNER**

Name: See attached application submittal
Mailing Address
Phone:
Email

**Page 2**

## CERTIFICATION

**PROJECT NAME :** Farmlands PD **PROJECT #:**

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

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

| | | | |
|---|---|---|---|
| **Elementary SCSA** | Northwest Alachua | Capacity Required | 21 |
| ☑ Capacity Available | | Available Capacity | 393 |
| ☐ Capacity Available in 5 yrs* | | Available Capacity | |
| ☐ Capacity Available in Adjacent SCSA | | Available Capacity | |
| **Middle SCSA** | Mebane | Capacity Required | 11 |
| ☑ Capacity Available | | Available Capacity | 400 |
| ☐ Capacity Available in 5 yrs* | | Available Capacity | |
| ☐ Capacity Available in Adjacent SCSA | | Available Capacity | |
| **High SCSA** | Santa Fe | | 16 |
| ☑ Capacity Available | | Available Capacity | 147 |
| ☐ Capacity Available in 5 yrs* | | Available Capacity | |
| ☐ Capacity Available in Adjacent SCSA | | Available Capacity | |

☐ **Denial** for reasons stated

**Approved by**

**School Board Staff Certification**

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

Date: 02/13/2026

**City of Alachua Staff**

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

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

**Page 3**

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 5, 2026

*Submitted electronically to* csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

**Application #: PSSC26-0002; PR26-0002**

**RE: Completeness Review for Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning)**

Dear Clay Sweger & Gerry Dedenbach,

On February 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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

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

If you have any questions regarding the information above, please contact me at (386) 418-6137 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)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 2, 2026

*Submitted electronically to* csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

**Application #: PSSC26-0002; PR26-0002**

**RE: Completeness Review for Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning)**

Dear Clay Sweger & Gerry Dedenbach,

On January 26, 2026, the City of Alachua received your applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

According to Section 2.2.6 of the City's Land Development Regulations, a completeness review shall be conducted upon receipt of the applications to determine that the applications contain all the necessary information and materials, are in proper form and of sufficient detail, and are accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned applications for completeness and finds that **the applications are incomplete**. The following deficiencies must be addressed to begin review of the applications. The deficiencies must be addressed no later than **5:00 PM on Thursday, February 5, 2026** to remain on the April Planning & Zoning Board review schedule.

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

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

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

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

**PSSC26-0002 - Farmlands SSCPA**

1. **Submission Requirement, Electronic Materials** – Per the City's submission requirements, in addition to three printed copies, all materials must be submitted in digital (PDF) format: on a CD or by emailing a cloud/FTP link. Only some electronic materials were received electronically. Provide all materials electronically.

2. **Application Attachment #11, Proof of Payment of Taxes** – Proof of payment of taxes was submitted up through the year 2024. Provide proof of payment of taxes for 2025.

**PR26-0002 - Farmlands Rezoning**

1. **Submission Requirement, Electronic Materials** – Per the City's submission requirements, in addition to three printed copies, all materials must be submitted in digital (PDF) format: on a CD or by emailing a cloud/FTP link. Only some electronic materials were received electronically. Provide all materials electronically.

2. **Application Attachment #11, Proof of Payment of Taxes** – Proof of payment of taxes was submitted up through the year 2024. Provide proof of payment of taxes for 2025.

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)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

# PLANNED DEVELOPMENT REGULATORY AGREEMENT
# FOR THE FARMLANDS PLANNED DEVELOPMENT PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, 2026, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a Florida municipal corporation, and **AYLA, LLC**, a Florida limited liability company, **FIRST COAST ROAD RANGERS, LLC**, a Florida limited liability company, **JACK'S SMALL ENGINE REPAIR LLC**, a Florida limited liability company, **JTFA LLC**, a Florida limited liability company, and their successors or assigns (each a "Property Owner" or "Developer" and together as the "Property Owners" or "Developers"). The City and the Property Owners may jointly be referred to as the "Parties."

## RECITALS

WHEREAS, the Property Owners desire to obtain approval for a **Planned Development ("PD")** in the City known as the **Farmlands Planned Development ("Project")**, which is proposed to consist of ±182-acres; and,

WHEREAS, the Property Owners wish to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property"); and,

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Community Commercial ("CC"), Commercial Intensive ("CI"), and Planned Development – Residential ("PD-R") to PD-R and Planned Development-Commercial ("PD-Comm") has been filed with the City; and,

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from CC, CI, and PD-R to PD-R and PD-COMM at a quasi-judicial public hearing held on April 21, 2026; and,

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on June 8, 2026, to consider the proposed rezoning of the Property pursuant to Ordinance Number 26-10; and,

WHEREAS, the City and the Property Owners desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 26-10; and,

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved.

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. Each Developer shall plan and construct, at the Developer's sole expense, the portion of the Project located on the portion of Property owned by such Developer, according to the specifications set forth in the City's LDRs; Ordinance 26-10, which is attached hereto as Exhibit "B" and agreed to by the Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **final PD plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance 26-10, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the one (1) year period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to Ordinance 26-10 and this PD Agreement. If a **final PD plan** for any portion of the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning district of CC, CI, and PD-R.

4. Each Developer shall construct the portion of the Project that relates to such Developer's portion of the Property in accordance with the approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission through an amendment to Ordinance Number 26-10 and this PD Agreement.

5. The approval and execution of this PD Agreement does not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

6. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a preliminary plat, construction plans, final plat, or a site plan for the Project, or for any part or section thereof, for the Developer or their successors or assigns.

7. Nothing contained in this PD Agreement shall relieve any of the Developers, or their successors, assigns, or anyone acting on the Developers' behaves, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that a Developer, and their contractors, subcontractors, or anyone for whose acts the Developer or their contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

8. The Developer, or their successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, or their successors and/or assigns, and their contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer, or their contractors or subcontractors, may be liable or responsible. The Developer, or their successors and/or assigns, further agrees that the Developer, or their successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Developer, or their successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the

Developer, or their successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

9. The Developer, or their successors and/or assigns, shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance 26-10.

10. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure a Developer's, or their successors' and/or assigns', compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

11. Except as otherwise provided in this PD Agreement, any notice, request, or approval from any party to the other parties must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses (or such Parties and address as may be later specified by notice pursuant to this Section) are:

City:

ATTN: Planning Division
City of Alachua
P.O. Box 9
Alachua, Florida 32616

Property Owners:

Keith E. Lerner
AYLA, LLC
14276 SW 4th Place
Newberry, Florida 32669

Donald M. Adkison
First Coast Road Rangers, LLC
11461 Boote Boulevard
Jacksonville, Florida 32218

DRAFT

Mark Singleton
Jack's Small Engine Repair LLC
16530 NW US 441
Alachua, Florida 32615

Keith E. Lerner
JTFA LLC
14276 SW 4th Place
Newberry, Florida 32669

12. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

13. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

14. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

15. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Property Owners expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to the Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

16. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

17. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

18. The Property Owners agree that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance 26-10 do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

19. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

20. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Property Owners shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, the Property Owners' remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall the Property Owners, their successors or assigns, have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

21. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

**[SIGNATURES BEGIN NEXT PAGE]**

DRAFT

**IN WITNESS WHEREOF**, City and Developer have hereunto set their hands and seals the day and year last written below.

**WITNESSES**

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

**AYLA, LLC**

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of AYLA, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

**[SIGNATURES CONTINUE ON NEXT PAGE]**

DRAFT

**WITNESSES**

**FIRST COAST ROAD RANGERS, LLC**

_____
(Witness No. 1 - Signature)

_____
By: Donald M. Adkison
Its: Manager & Registered Agent

_____
(Witness No. 1 - Printed)

Date: _____

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Donald M. Adkison, as Manager & Registered Agent of First Coast Road Rangers, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

**[SIGNATURES CONTINUE ON NEXT PAGE]**

DRAFT

**WITNESSES**

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

**JACK'S SMALL ENGINER REPAIR LLC**

_____
By: Mark Singleton
Its: Manager & Authorized Person

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Mark Singleton, as Manager & Authorized Person of Jack's Small Engine Repair LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

**[SIGNATURES CONTINUE ON NEXT PAGE]**

DRAFT

**WITNESSES**

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

**JTFA LLC**

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of JTFA LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

**[SIGNATURES CONTINUE ON NEXT PAGE]**

DRAFT

ATTEST:

**CITY OF ALACHUA**

_____
Rodolfo Valladares, City Manager/Clerk

_____
Walter Welch, Mayor

APPROVED AS TO FORM:

_____
Scott Walker, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this_____ day of _____, 2026 by Walter Welch, Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

**[END SIGNATURES]**

DRAFT

# EXHIBIT "A"

**LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")**

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE

SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51’13” EAST, 868.58 FEET); THENCE NORTH 88°41’22” EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14’37” WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48’45” WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11’15” EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION FOR: Planned Development – Commercial (“PD-COMM”)**

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

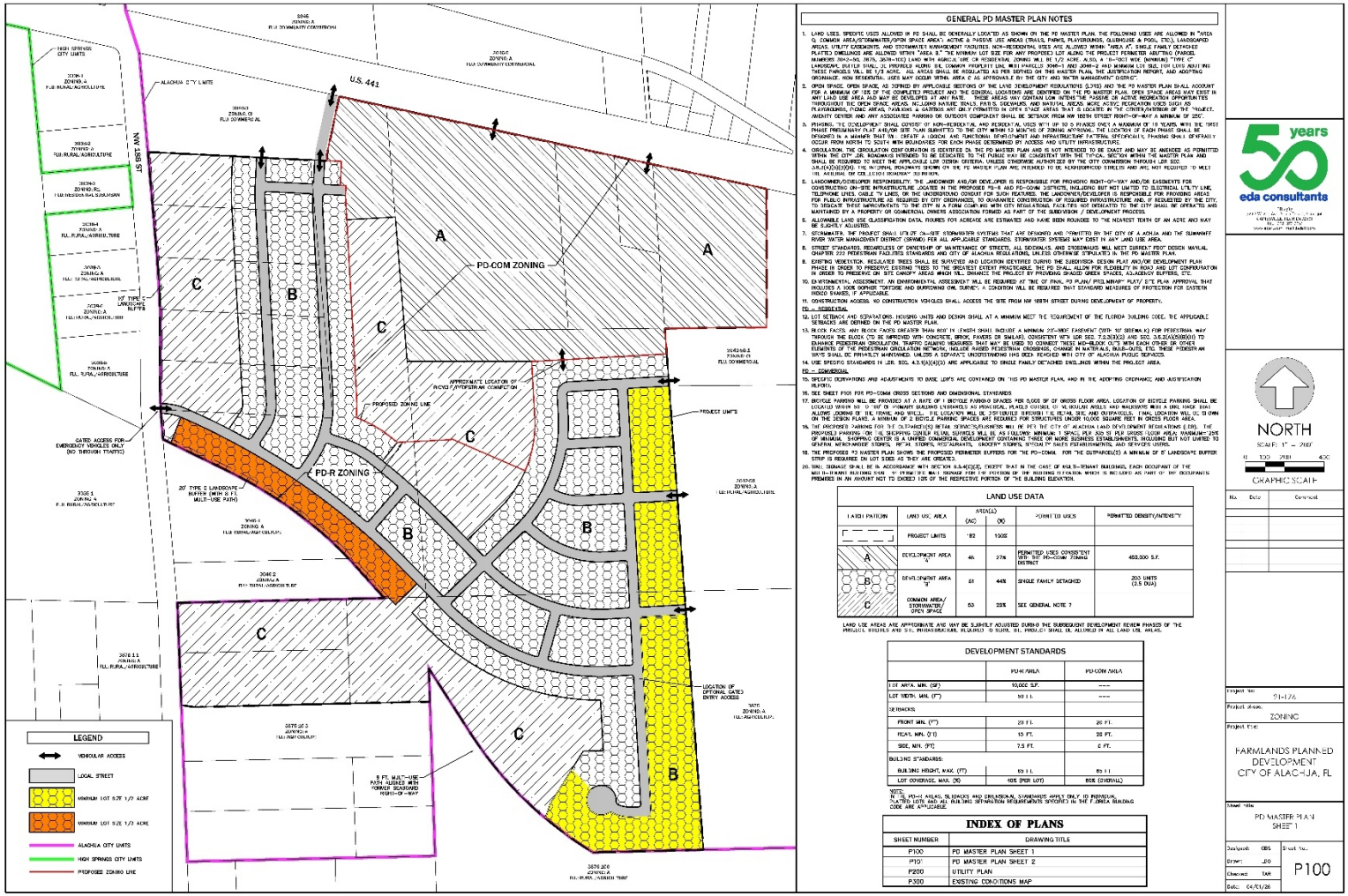
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE

971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

**EXHIBIT "B"**
**EXECUTED/SIGNED PD ORDINANCE 26-10**
**TO BE ADDED ONCE RECORDED**

# EXHIBIT "C"
# PD MASTER PLAN




## GENERAL PD MASTER PLAN NOTES

1. LAND USES. SPECIFIC USES ALLOWED IN PD SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN "AREA C: COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE REC AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS, AND STORMWATER MANAGEMENT FACILITIES. NON-RESIDENTIAL USES ARE ALLOWED WITHIN "AREA A". SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN "AREA B." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING PARCEL NUMBERS 3043-NO, 3035, 3039-100 LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE 1/3 ACRE. ALSO, A 15-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUT THESE PARCELS WILL BE 1/3 ACRE. ALL AREAS SHALL BE REGULATED AS PER DEFINED ON THIS MASTER PLAN, THE JUSTIFICATION REPORT, AND ADOPTING ORDINANCE. NON RESIDENTIAL USES MAY OCCUR WITHIN AREA C AS APPROVABLE BY THE CITY AND WATER MANAGEMENT DISTRICT.
2. OPEN SPACE. OPEN SPACE AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDR) AND THIS PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 15% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA BUT MAY BE DEVELOPED IN ANY MANNER. THESE AREAS MAY CONTAIN LOW INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PARKING, & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
3. PHASING. THE DEVELOPMENT SHALL CONSIST OF NON-RESIDENTIAL AND RESIDENTIAL USES WITH UP TO 3 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT AND/OR SITE PLAN SUBMITTED TO THE CITY WITHIN 12 MONTHS OF ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE.
4. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.6(A)(2)(D)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND ARE NOT REQUIRED TO MEET THE ARTERIAL OR COLLECTOR ROADWAY STANDARDS.
5. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND/OR EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE AND, IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM COMPLIANT WITH CITY REGULATIONS. FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OR COMMERCIAL OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION / DEVELOPMENT PROCESS.
6. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATED AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
7. STORMWATER. THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. STORMWATER SYSTEMS MAY EXIST IN ANY LAND USE AREA.
8. STREET STANDARDS. REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS, AND SIDEWALKS WILL MEET CURRENT FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES STANDARDS AND CITY OF ALACHUA REGULATIONS, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
9. EXISTING VEGETATION. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION DESIGN PLAT AND/OR DEVELOPMENT PLAN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT PRACTICABLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT ORIENTATION IN ORDER TO PRESERVE ON SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
10. ENVIRONMENTAL ASSESSMENT. AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.
11. CONSTRUCTION ACCESS. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

PD – RESIDENTIAL

12. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
13. REAR FACES. ANY BLOCK FACES GREATER THAN 800' IN LENGTH SHALL INCLUDE A MINIMUM 22'-WIDE EASEMENT (WITH 10' SIDEWALK) FOR PEDESTRIAN WAY THROUGH THE BLOCK CTD BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(A)(2) AND SEC. 3.6.3(A)(3)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
14. USE SPECIFIC STANDARDS IN LDR, SEC. 4.3.4(A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.

PD – COMMERCIAL

15. SPECIFIC DEFINITIONS AND ADJUSTMENTS TO BASE LDRS ARE CONTAINED ON THIS PD MASTER PLAN, AND IN THE ADOPTING ORDINANCE AND JUSTIFICATION REPORT.
16. SEE SHEET P100 FOR PD-COM GROSS SECTIONS AND DIMENSIONAL STANDARDS
17. BICYCLE PARKING WILL BE PROVIDED AT A RATE OF 1 BICYCLE PARKING SPACES PER 5,000 SF OF GROSS FLOOR AREA. LOCATION OF BICYCLE PARKING SHALL BE LOCATED WITHIN 50' OF THE MAIN PEDESTRIAN ENTRANCE(S) AS PRACTICAL, SHALL CONSIST OF "U" BOLLARD RAILS AND MAINTAIN MIN 4' UNOBSTRUCTED WIDTH ALONG WALKS AND WALKWAYS WHEN BIKE RACK IS ALLOWING PARKING OF THE FRAME AND WHEEL. THE LOCATION WILL BE SHOWN ON THE DESIGN PLANS. A MINIMUM OF 2 BICYCLE PARKING SPACES ARE REQUIRED FOR STRUCTURES UNDER 10,000 SQUARE FEET IN GROSS FLOOR AREA.
18. THE PROPOSED PARKING FOR THE DISTRICT(S) RETAIL SERVICE/BUSINESS WILL BE PER THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS (LDR). THE PROPOSED PARKING ON THE SHOPPING CENTER RETAIL SERVICES WILL BE AS FOLLOWS: MINIMUM 1 SPACE PER 300 SF PER GROSS FLOOR AREA; MAXIMUM=125% OF MINIMUM. SHOPPING CENTER IS A UNIFIED COMMERCIAL DEVELOPMENT CONTAINING THREE OR MORE BUSINESS ESTABLISHMENTS, INCLUDING BUT NOT LIMITED TO GENERAL MERCHANDISE STORES, RETAIL STORES, RESTAURANTS, GROCERY STORES, SPECIALTY SALES ESTABLISHMENTS, AND SERVICES USES.
19. THE PROPOSED PD MASTER PLAN SHOWS THE PROPOSED PERIMETER BUFFER FOR THE PD-COM. FOR THE BUFFER(S) A MINIMUM 20' LANDSCAPE BUFFER STRIP IS REQUIRED ON LOT SIDES AS THEY ARE CREATED.
20. WALL SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 6.3.4(C)(3)(E), EXCEPT THAT IN THE CASE OF MULTI-TENANT BUILDINGS, EACH OCCUPANT OF THE MULTI-TENANT BUILDING SHALL BE PERMITTED WALL SIGNAGE FOR THE PORTION OF THE BUILDING ELEVATION WHICH IS INCLUDED AS PART OF THE OCCUPANTS PREMISES IN AN AMOUNT NOT TO EXCEED 10% OF THE RESPECTIVE PORTION OF THE BUILDING ELEVATION.

### LAND USE DATA

| LATCH PATTERN | LAND USE AREA | AREA(S) (AC) | (%) | PERMITTED USES | PERMITTED DENSITY/INTENSITY |
|---|---|---|---|---|---|
| | PROJECT LIMITS | 182 | 100% | | |
| A | DEVELOPMENT AREA A | 46 | 27% | PERMITTED USES CONSISTENT WITH THE PD-COM ZONING DISTRICT | 462,000 S.F. |
| B | DEVELOPMENT AREA B | 81 | 44% | SINGLE FAMILY DETACHED | 203 UNITS (2.5 DU/A) |
| C | COMMON AREA/ STORMWATER/ OPEN SPACE | 53 | 29% | SEE GENERAL NOTE 7 | |

LAND USE AREAS ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. BUILDS AND SITE INFRASTRUCTURE, REQUIRED TO SUPPORT ALL PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

### DEVELOPMENT STANDARDS

| | PD-R AREA | PD-COM AREA |
|---|---|---|
| LOT AREA, MIN. (SF) | 10,000 S.F. | --- |
| LOT WIDTH, MIN. (FT) | 80 FT. | --- |
| SETBACKS: | | |
| FRONT MIN. (FT) | 20 FT. | 25 FT. |
| REAR, MIN. (FT) | 15 FT. | 20 FT. |
| SIDE, MIN. (FT) | 7.5 FT. | 0 FT. |
| BUILDING STANDARDS: | | |
| BUILDING HEIGHT, MAX. (FT) | 60 FT. | 60 FT. |
| LOT COVERAGE, MAX. (%) | 40% (PER LOT) | 80% (OVERALL) |

NOTE:
IN THE PD-R AREA, SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

### INDEX OF PLANS

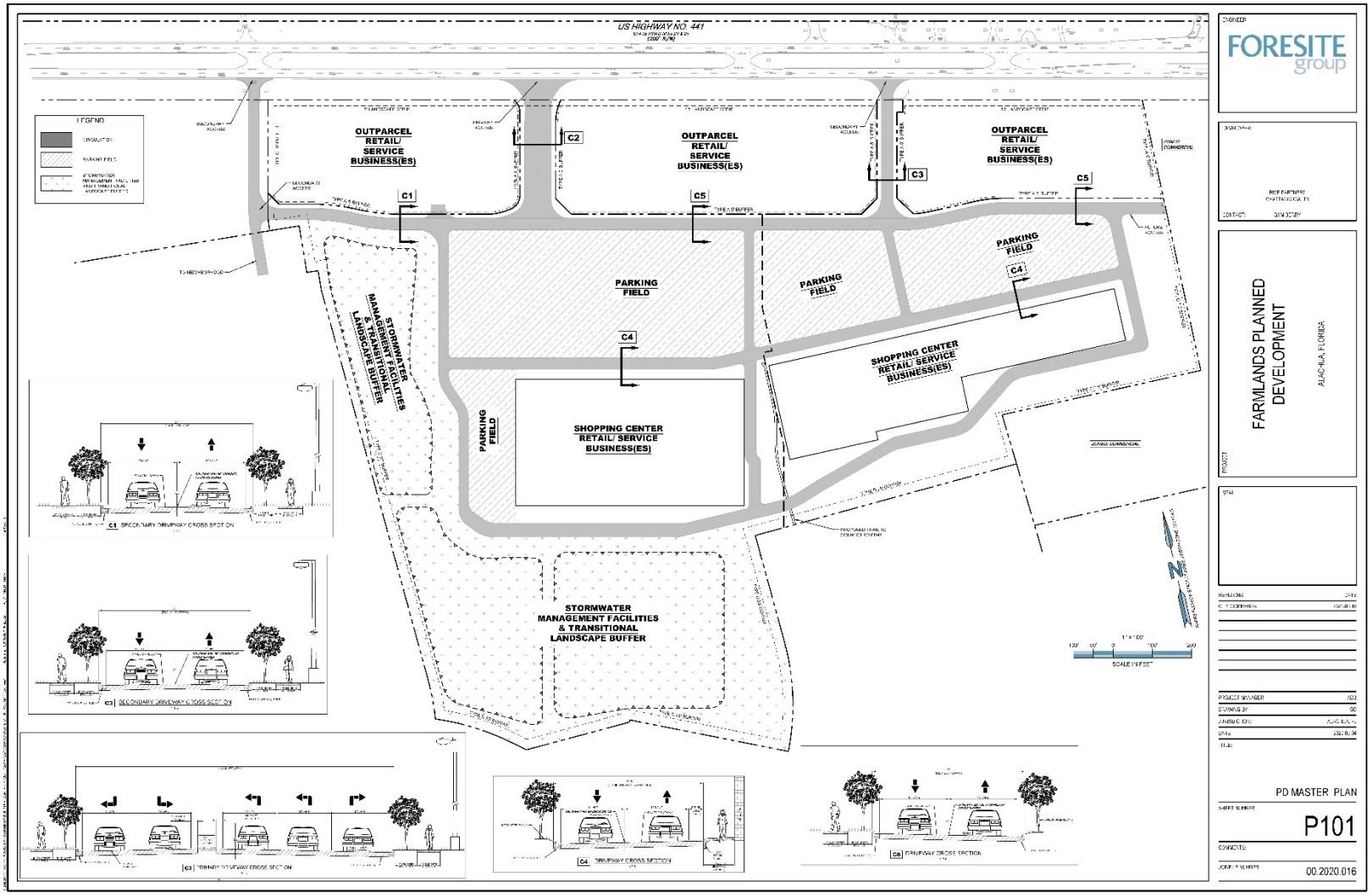
| SHEET NUMBER | DRAWING TITLE |
|---|---|
| P100 | PD MASTER PLAN SHEET 1 |
| P101 | PD MASTER PLAN SHEET 2 |
| P200 | UTILITY PLAN |
| P300 | EXISTING CONDITIONS MAP |

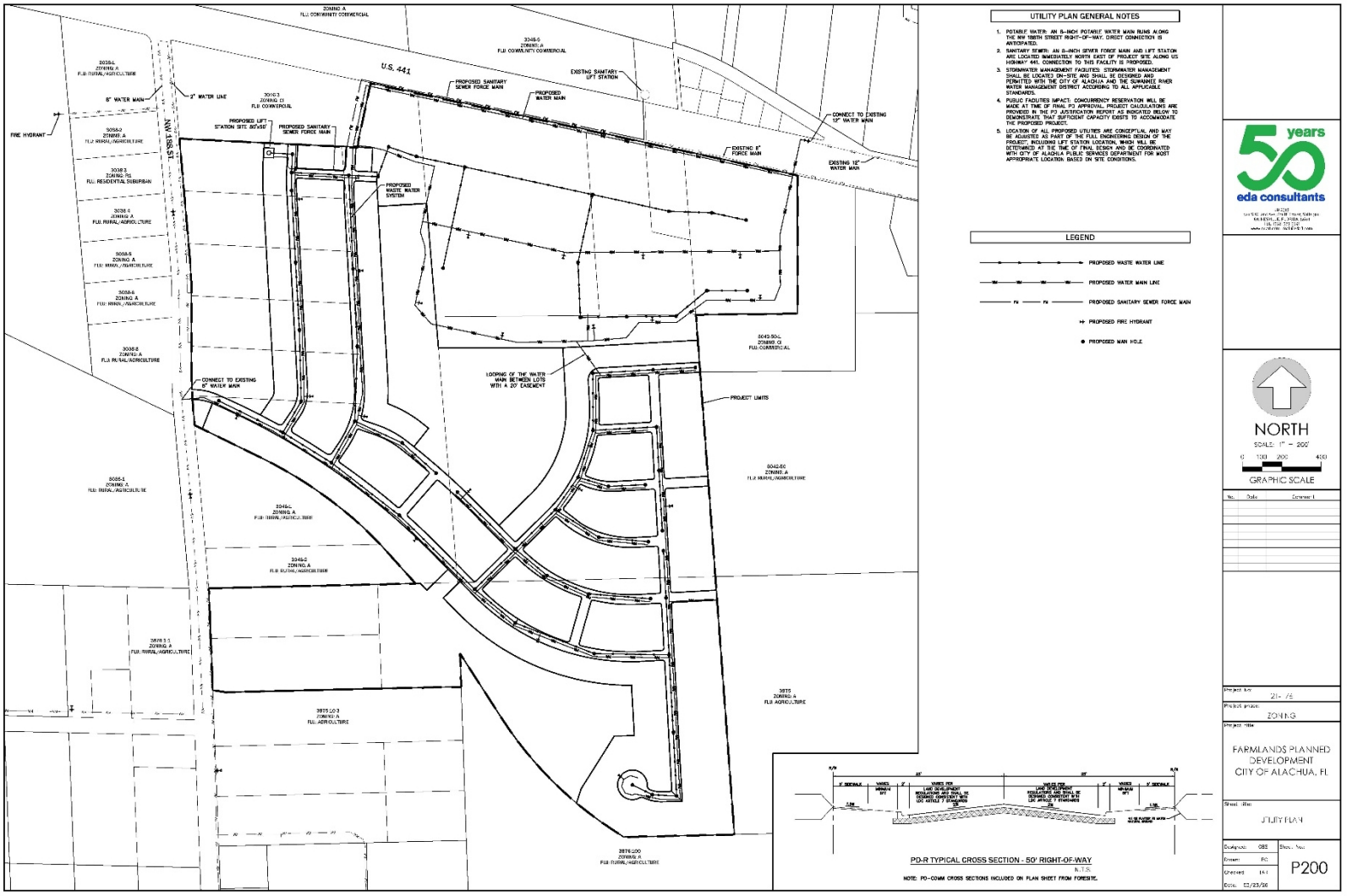
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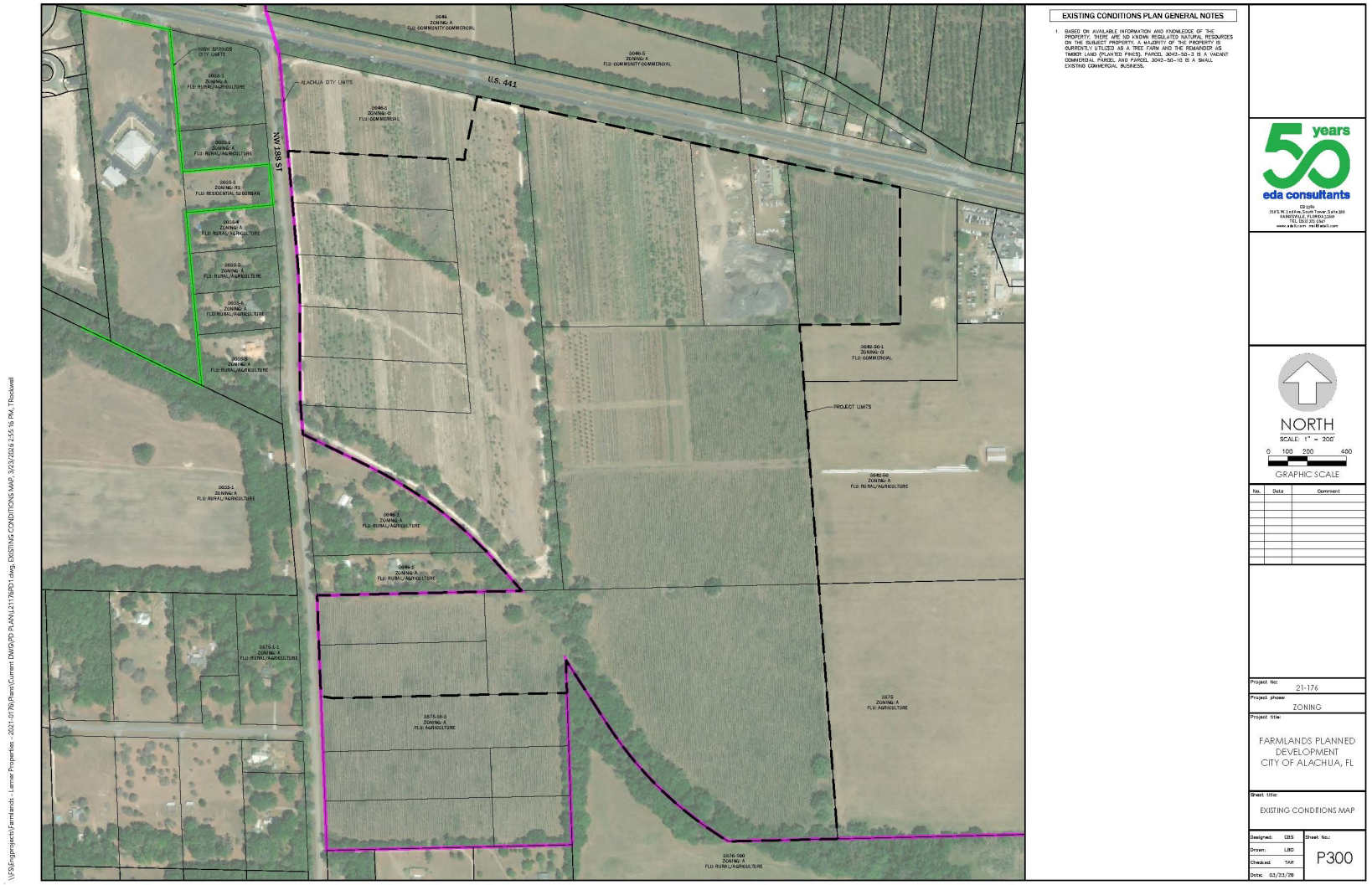
NORTH
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GRAPHIC SCALE

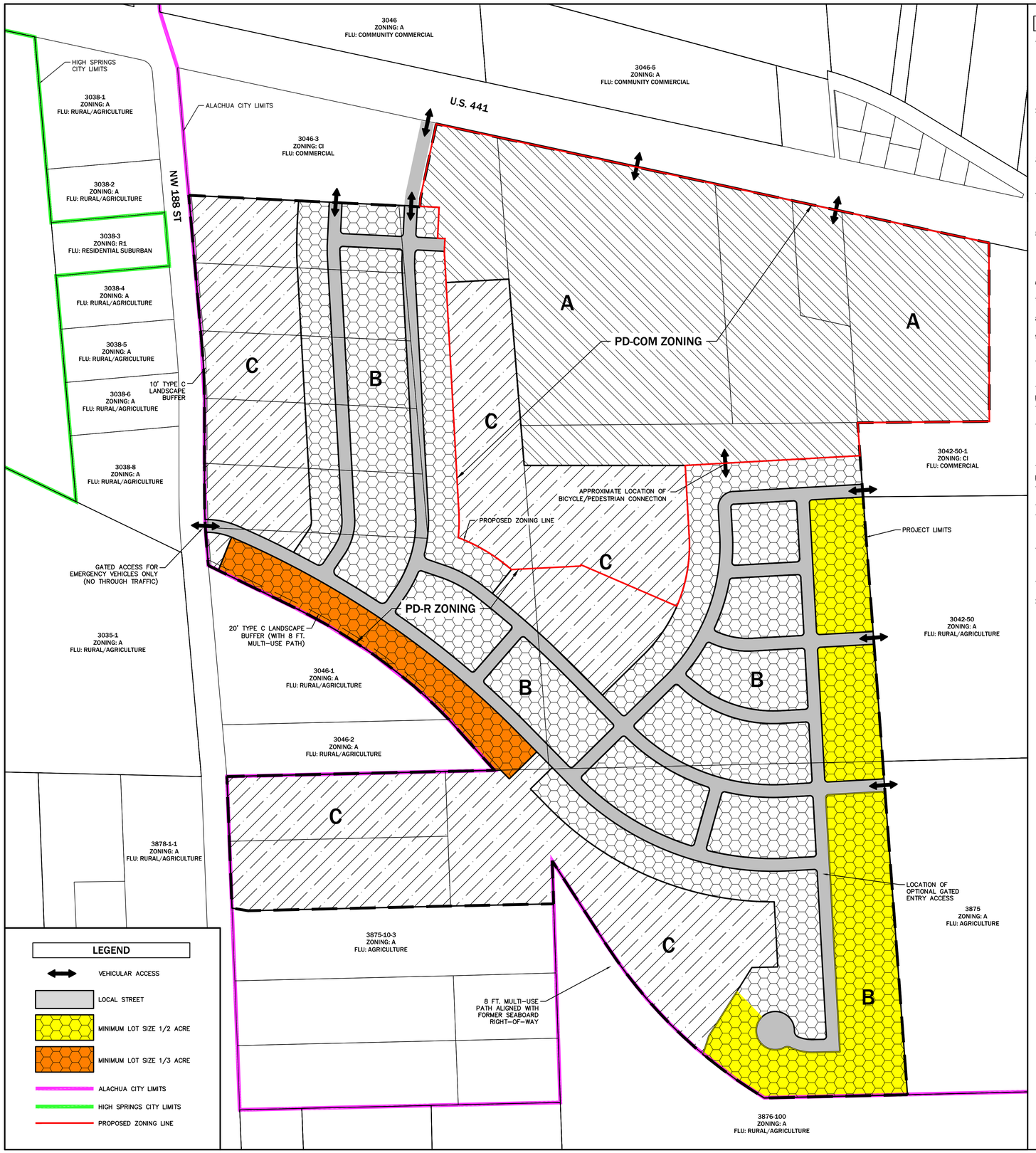
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Project No: 21-176
Project Name: ZONING
Project Title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet Title: PD MASTER PLAN SHEET 1
Designed: CBS
Drawn: JD
Checked: TAP
Date: 04/01/26
Sheet No. P100


US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
PARKING FIELD
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
C1
C2
C3
C4
C5
C1 SECONDARY DRIVEWAY CROSS SECTION
C2 SECONDARY DRIVEWAY CROSS SECTION
C3 PRIMARY DRIVEWAY CROSS SECTION
C4 DRIVEWAY CROSS SECTION
C5 DRIVEWAY CROSS SECTION
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
ALACHUA, FLORIDA
PD MASTER PLAN
P101
00.2020.016


UTILITY PLAN GENERAL NOTES
1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
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LEGEND
PROPOSED WASTE WATER LINE
PROPOSED WATER MAIN LINE
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED FIRE HYDRANT
PROPOSED MAN HOLE
U.S. 441
NW 188TH ST
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED WATER MAIN
EXISTING SANITARY LIFT STATION
EXISTING 8" FORCE MAIN
EXISTING 12" WATER MAIN
CONNECT TO EXISTING 12" WATER MAIN
PROPOSED LIFT STATION SITE 30'x30'
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED WASTE WATER SYSTEM
FIRE HYDRANT
8" WATER MAIN
2" WATER LINE
CONNECT TO EXISTING 8" WATER MAIN
LOOPING OF THE WATER MAIN BETWEEN LOTS WITH A 20' EASEMENT
PROJECT LIMITS
PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY
N.T.S.
NOTE: PD-COMM CROSS SECTIONS INCLUDED ON PLAN SHEET FROM FORESITE.
50 years
eda consultants
NORTH
SCALE: 1" = 200'
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GRAPHIC SCALE
No. Date General
Project No: 21-15
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: UTILITY PLAN
Designed: GBS
Drawn: RC
Checked: MH
Date: 03/23/22
Sheet No: P200
\\FS\Engrprojects\Farmlands Lennar Properties 2021 01\PS\Planset\Current DWG\PD PLANS\21175PD1.dwg, UTILITY PLAN, 3/23/2022 2:50:15 PM, TRockwell


EXISTING CONDITIONS PLAN GENERAL NOTES
1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A MAJORITY OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES). PARCEL 3042-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3042-50-10 IS A SMALL EXISTING COMMERCIAL BUSINESS.
U.S. 441
NW 188 ST
ALACHUA CITY LIMITS
HIGH SPRINGS CITY LIMITS
PROJECT LIMITS
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
No. Date Comment
Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: EXISTING CONDITIONS MAP
Designed: CES
Drawn: LBD
Checked: TAR
Date: 03/23/26
Sheet No.: P300




## GENERAL PD MASTER PLAN NOTES

1. LAND USES. SPECIFIC USES ALLOWED IN PD SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN "AREA C; COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS, AND STORMWATER MANAGEMENT FACILITIES. NON-RESIDENTIAL USES ARE ALLOWED WITHIN "AREA A". SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN "AREA B." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE 1/2 ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE 1/3 ACRE. ALL AREAS SHALL BE REGULATED AS PER DEFINED ON THIS MASTER PLAN, THE JUSTIFICATION REPORT, AND ADOPTING ORDINANCE. NON RESIDENTIAL USES MAY OCCUR WITHIN AREA C AS APPROVABLE BY THE CITY AND WATER MANAGEMENT DISTRICT.
2. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
3. PHASING. THE DEVELOPMENT SHALL CONSIST OF NON-RESIDENTIAL AND RESIDENTIAL USES WITH UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT AND/OR SITE PLAN SUBMITTED TO THE CITY WITHIN 12 MONTHS OF ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE.
4. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND ARE NOT REQUIRED TO MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
5. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND/OR EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE AND, IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM COMPLING WITH CITY REGULATIONS. FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OR COMMERCIAL OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION / DEVELOPMENT PROCESS.
6. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
7. STORMWATER. THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. STORMWATER SYSTEMS MAY EXIST IN ANY LAND USE AREA.
8. STREET STANDARDS. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET CURRENT FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES STANDARDS AND CITY OF ALACHUA REGULATIONS, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
9. EXISTING VEGETATION. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION DESIGN PLAT AND/OR DEVELOPMENT PLAN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT PRACTICABLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
10. ENVIRONMENTAL ASSESSMENT. AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.
11. CONSTRUCTION ACCESS. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

PD – RESIDENTIAL

12. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
13. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 20'-WIDE EASEMENT (WITH 10' SIDEWALK) FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
14. USE SPECIFIC STANDARDS IN LDR. SEC. 4.3.1(A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.

PD – COMMERCIAL

15. SPECIFIC DERIVATIONS AND ADJUSTMENTS TO BASE LDR'S ARE CONTAINED ON THIS PD MASTER PLAN, AND IN THE ADOPTING ORDINANCE AND JUSTIFICATION REPORT.
16. SEE SHEET P101 FOR PD-COMM CROSS SECTIONS AND DIMENSIONAL STANDARDS.
17. BICYCLE PARKING WILL BE PROVIDED AT A RATE OF 1 BICYCLE PARKING SPACES PER 5,000 SF OF GROSS FLOOR AREA. LOCATION OF BICYCLE PARKING SHALL BE LOCATED WITHIN 50 TO 100' OF PRIMARY BUILDING ENTRANCES AS PRACTICAL, PLACED OUTSIDE OF VEHICULAR AISLES AND WALKWAYS WITH A BIKE RACK THAT ALLOWS LOCKING OF THE FRAME AND WHEEL. THE LOCATION WILL BE DISTRIBUTED THROUGH THE RETAIL SITE AND OUTPARCELS. FINAL LOCATION WILL BE SHOWN ON THE DESIGN PLANS. A MINIMUM OF 2 BICYCLE PARKING SPACES ARE REQUIRED FOR STRUCTURES UNDER 10,000 SQUARE FEET IN GROSS FLOOR AREA.
18. THE PROPOSED PARKING FOR THE OUTPARCEL(S) RETAIL SERVICES/BUSINESS WILL BE PER THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS (LDR). THE PROPOSED PARKING FOR THE SHOPPING CENTER RETAIL SERVICES WILL BE AS FOLLOWS: MINIMUM: 1 SPACE PER 305 SF PER GROSS FLOOR AREA; MAXIMUM=125% OF MINIMUM. SHOPPING CENTER IS A UNIFIED COMMERCIAL DEVELOPMENT CONTAINING THREE OR MORE BUSINESS ESTABLISHMENTS, INCLUDING BUT NOT LIMITED TO GENERAL MERCHANDISE STORES, RETAIL STORES, RESTAURANTS, GROCERY STORES, SPECIALTY SALES ESTABLISHMENTS, AND SERVICES USERS.
19. THE PROPOSED PD MASTER PLAN SHOWS THE PROPOSED PERIMETER BUFFERS FOR THE PD-COMM. FOR THE OUTPARCEL(S) A MINIMUM OF 5' LANDSCAPE BUFFER STRIP IS REQUIRED ON LOT SIDES AS THEY ARE CREATED.
20. WALL SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 6.5.4(C)(3), EXCEPT THAT IN THE CASE OF MULTI-TENANT BUILDINGS, EACH OCCUPANT OF THE MULTI-TENANT BUILDING SHALL BE PERMITTED WALL SIGNAGE FOR THE PORTION OF THE BUILDING ELEVATION WHICH IS INCLUDED AS PART OF THE OCCUPANT'S PREMISES IN AN AMOUNT NOT TO EXCEED 10% OF THE RESPECTIVE PORTION OF THE BUILDING ELEVATION.

### LAND USE DATA

| HATCH PATTERN | LAND USE AREA | AREA(±) (AC) | AREA(±) (%) | PERMITTED USES | PERMITTED DENSITY/INTENSITY |
|---|---|---|---|---|---|
| | PROJECT LIMITS | 182 | 100% | | |
| A | DEVELOPMENT AREA 'A' | 48 | 27% | PERMITTED USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT | 450,000 S.F. |
| B | DEVELOPMENT AREA 'B' | 81 | 44% | SINGLE FAMILY DETACHED | 203 UNITS (2.5 DUA) |
| C | COMMON AREA/ STORMWATER/ OPEN SPACE | 53 | 29% | SEE GENERAL NOTE 7 | |

LAND USE AREAS ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

### DEVELOPMENT STANDARDS

| | PD-R AREA | PD-COM AREA |
|---|---|---|
| LOT AREA. MIN. (SF) | 10,000 S.F. | --- |
| LOT WIDTH. MIN. (FT) | 50 FT. | --- |
| SETBACKS: | | |
| FRONT MIN. (FT) | 20 FT. | 20 FT. |
| REAR, MIN. (FT) | 15 FT. | 20 FT. |
| SIDE, MIN. (FT) | 7.5 FT. | 0 FT. |
| BUILDING STANDARDS: | | |
| BUILDING HEIGHT, MAX. (FT) | 65 FT. | 65 FT. |
| LOT COVERAGE, MAX. (%) | 40% (PER LOT) | 80% (OVERALL) |

NOTE:
IN THE PD-R AREAS, SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

### INDEX OF PLANS



| SHEET NUMBER | DRAWING TITLE |
|---|---|
| P100 | PD MASTER PLAN SHEET 1 |
| P101 | PD MASTER PLAN SHEET 2 |
| P200 | UTILITY PLAN |
| P300 | EXISTING CONDITIONS MAP |



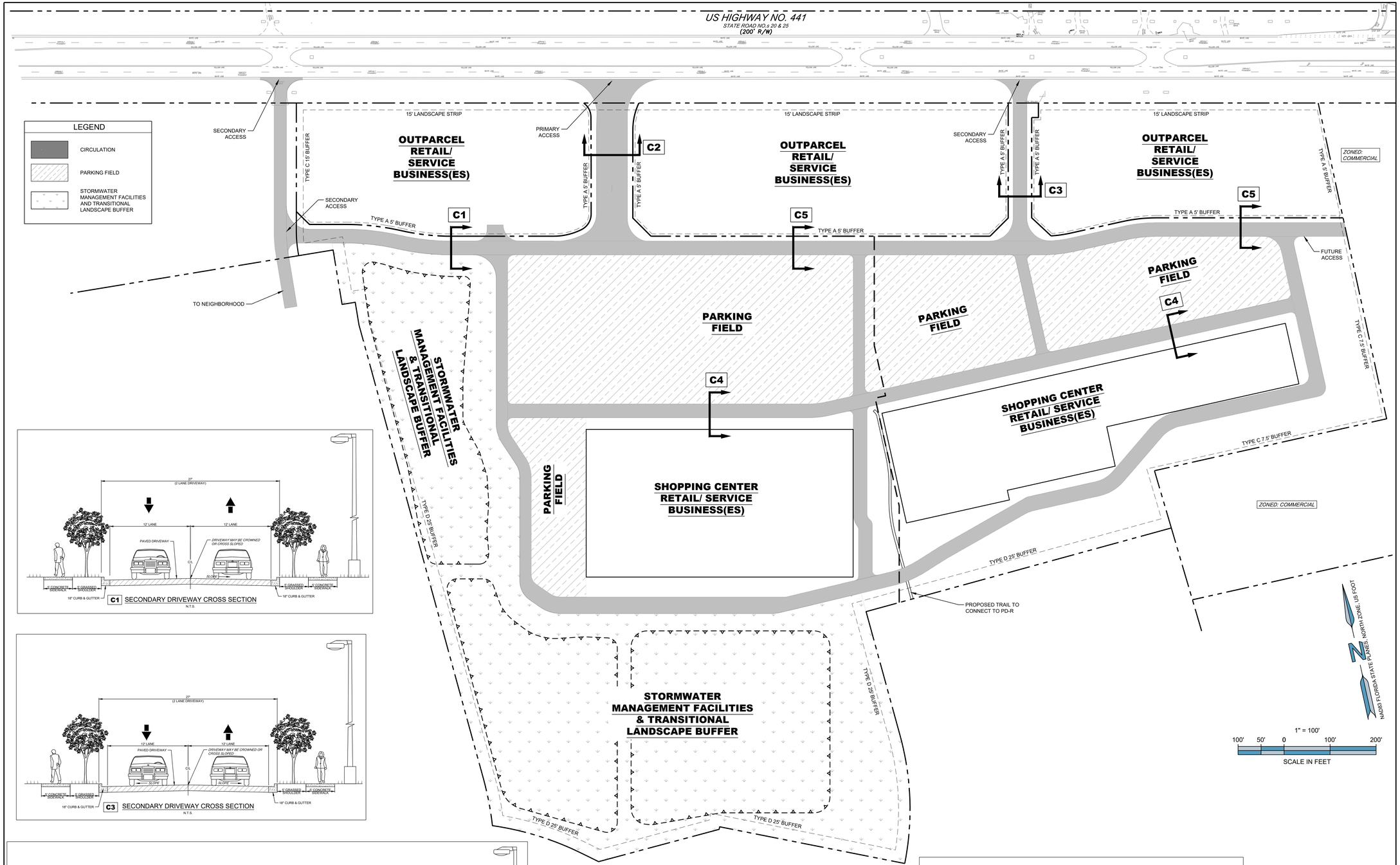

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TEL. (352) 373-3541
www.edafl.com mail@edafl.com


NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

| No. | Date | Comment |
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Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: PD MASTER PLAN SHEET 1
Designed: CBS
Drawn: LBO
Checked: TAR
Date: 04/01/26
Sheet No.: P100


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ENGINEER:

FORESITE group

DEVELOPER:

RISE PARTNERS
CHATTANOOGA, TN

CONTACT: SAM BERRY

PROJECT:

# FARMLANDS PLANNED DEVELOPMENT

ALACHUA, FLORIDA

SEAL:

| REVISIONS | DATE |
|---|---|
| CITY COMMENTS | 2026-03-16 |

| | |
|---|---|
| PROJECT MANAGER: | ADB |
| DRAWING BY: | SC |
| JURISDICTION: | ALACHUA, FL |
| DATE: | 2026-03-04 |
| TITLE: | PD MASTER PLAN |
| SHEET NUMBER: | P101 |
| COMMENTS: | |
| JOB/FILE NUMBER: | 00.2020.016 |

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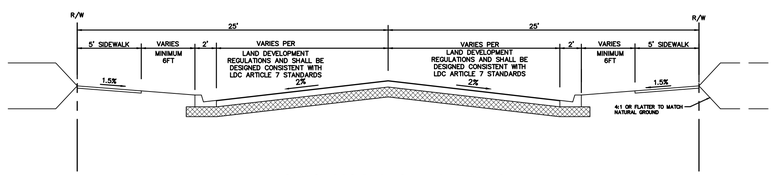



## UTILITY PLAN GENERAL NOTES

1. POTABLE WATER: AN 8–INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT–OF–WAY. DIRECT CONNECTION IS ANTICIPATED.
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## LEGEND

- PROPOSED WASTE WATER LINE
- PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE




**PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY**

N.T.S.

NOTE: PD–COMM CROSS SECTIONS INCLUDED ON PLAN SHEET FROM FORESITE.


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NORTH

SCALE: 1" = 200'

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GRAPHIC SCALE

| No. | Date | Comment |
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Project No: 21-176

Project phase: ZONING

Project title:

FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title: UTILITY PLAN

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| Designed: | CBS |
| Drawn: | LBO |
| Checked: | TAR |
| Date: | 03/23/26 |

Sheet No.: P200

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## EXISTING CONDITIONS PLAN GENERAL NOTES

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Project No: 21-176

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FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title: EXISTING CONDITIONS MAP

Designed: CBS
Drawn: LBO
Checked: TAR
Date: 03/23/26

Sheet No.: P300


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City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

**A. PROJECT**

1. Project Name: Farmlands Planned Development
2. Address of Subject Property: 16400 - 18800 block of US Highway 441
3. Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-3, 3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2
4. Existing Use of Property: Undeveloped / Tree Farm
5. Future Land Use Map Designation : Commercial, Community Commercial, Moderate Density Residential & Low Density Residential
6. Existing Zoning Designation: CI, CC & PD-R
7. Proposed Zoning Designation: PD-COMM & PD-R
8. Acreage: 182 +/-

**B. APPLICANT**

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Avenue, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) N/A e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See attached list of owners.
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * 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: Current property owners and Rise Development.
   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

Clay Sweger

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of March, 2026, by Clay Sweger

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

**A. PROJECT**

1. Project Name: Farmlands Planned Development
2. Address of Subject Property: 16400 - 18800 block of US Highway 441
3. Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-3, 3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2
4. Existing Use of Property: Undeveloped / Tree Farm
5. Future Land Use Map Designation : Commercial, Community Commercial, Moderate Density Residential & Low Density Residential
6. Existing Zoning Designation: CI, CC & PD-R
7. Proposed Zoning Designation: PD-COMM & PD-R
8. Acreage: 182 +/-

**B. APPLICANT**

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida
   Company (if applicable): 11801 Research Circle
   Mailing address: 11801 Research Circle
   City: Alachua State: FL ZIP: 32615
   Telephone: ( ) 352-518-5120 FAX: ( ) N/A e-mail: gerry.dedenbach@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See attached list of owners.
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * 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: Current property owners and Rise Development.
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**D. ATTACHMENTS**

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
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   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.

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**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

Gerry Dedenbach
Signature of Co-applicant

Typed or printed name and title of applicant

Gerry Dedenbach
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of March, 2026 by Gerry Dedenbach, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Stephanie Sutton
Comm.: HH 586733
Expires: Oct. 19, 2028
Notary Public - State of Florida

Signature of Notary Public, State of Florida

# City of Alachua

## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

**PROJECT #** | **APPLICATION DATE** Oct. 30, 2025

**NAME & DESCRIPTION OF PROJECT** Farmlands Planned Development - Rezoning

A proposed rezoning that reduces the maximum permitted density from 275 to 203 units (-72).

**PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)** 16600-18800 block of US Hwy 441

**Tax Parcel Numbers** 3046-3-0, 3046-3-1, 3046-3-2, 03046-3-3, 3046-3-4, 3046-3-5, 3042-50-3

3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2

**Acreage** 182+/-

**DEVELOPMENT DATA** (check all that apply)

- [x] Single Family — Number of Units: -72
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

**Level of Review**

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

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

### EXPLANATION OF STUDENT GENERATION CALCULATION

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

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

**SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

| | | | | |
|---|---|---|---|---|
| **ELEMENTARY** | -72 | **units X 0.12 Elementary School Multiplier** | -9 | **Student Stations** |
| **MIDDLE** | -72 | **units X 0.06 Middle School Multiplier** | -5 | **Student Stations** |
| **HIGH** | -72 | **units X 0.09 High School Multiplier** | -7 | **Student Stations** |

**MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

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

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

**EXEMPT DEVELOPMENTS (click all that apply)**

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

**AUTHORIZED AGENT**

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

**PROPERTY OWNER**

Name: See attached application submittal
Mailing Address
Phone:
Email

## CERTIFICATION

**PROJECT NAME :** _____ **PROJECT #:** _____

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

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

**Elementary SCSA** _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

**Middle SCSA** _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

**High SCSA** _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

**Approved by**

**School Board Staff Certification**

_____

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

Date: _____

**City of Alachua Staff**

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: 16554 NW US Highway 441

Parcel ID Number(s): 03042-050-003

Acreage: 8 (+/-)

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: Donald Marshall Adkison Title: Registered Agent

Company (if applicable): First Coast Road Rangers LLC

Mailing Address: 11461 Boote Blvd.

City: Jacksonville State: FL ZIP: 32218

Telephone: _____ FAX: N/A e-mail: _____

**C. AUTHORIZED AGENT**

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Avenue, Ste. 300, South Tower

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

**D. REQUESTED ACTION:**

Rezoning Application

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

DONALD MARSHALL ADKISON

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Duval

The foregoing application is acknowledged before me this 23 day of October, 2025 by DONALD MARSHALL ADKISON, who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida

AMANDA NICHOLS
Notary Public - State of Florida
Commission # HH 685815
My Comm. Expires Jun 8, 2029
Bonded through National Notary Assn.

City of ALACHUA

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: 16554 NW US Highway 441

Parcel ID Number(s): 03042-050-003

Acreage: 8 (+/-)

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: Donald Marshall Adkison Title: Registered Agent

Company (if applicable): First Coast Road Rangers LLC

Mailing Address: 11461 Boote Blvd.

City: Jacksonville State: FL ZIP: 32218

Telephone: _____ FAX: N/A e-mail: _____

**C. AUTHORIZED AGENT**

Name: Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-518-5120 FAX: N/A e-mail: gerry.dedenbach@nv5.com

**D. REQUESTED ACTION:**

Rezoning Application

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

DONALD MARSHALL ADKISON

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Duval

The foregoing application is acknowledged before me this 23 day of October, 2025 by DONALD MARSHALL ADKISON, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

AMANDA NICHOLS
Notary Public - State of Florida
Commission # HH 685815
My Comm. Expires Jun 8, 2029
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: 16530 NW US Highway 441

Parcel ID Number(s): 03042-050-010

Acreage: 2 (+/-)

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: MARK SINGLETON Title: OWNER

Company (if applicable): Jack's Small Engine Repair LLC

Mailing Address: 16530 NW US Highway 441

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: N/A e-mail: _____

**C. AUTHORIZED AGENT**

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Avenue, Ste. 300, South Tower

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

**D. REQUESTED ACTION:**

Rezoning Application

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

MARK SINGLETON OWNER

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14th day of October, 2025, by Mark Singleton, Owner, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Alyssa Caitlin Nelson

Signature of Notary Public, State of Florida

ALYSSA CAITLIN NELSON
MY COMMISSION # HH 678107
EXPIRES: September 18, 2029

City of ALACHUA

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: 16530 NW US Highway 441

Parcel ID Number(s): 03042-050-010

Acreage: 2 (+/-)

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: MARK SINGLETON Title: OWNER.

Company (if applicable): Jack's Small Engine Repair LLC

Mailing Address: 16530 NW US Highway 441

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: N/A e-mail: _____

**C. AUTHORIZED AGENT**

Name: Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-518-5120 FAX: N/A e-mail: gerry.dedenbach@nv5.com

**D. REQUESTED ACTION:**

Rezoning Application

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Signature of Applicant

Signature of Co-applicant

MARK SINGLETON OWNER.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14th day of October, 2025, by Mark Singleton, Owner, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Alyssa Caitlin Nelson

Signature of Notary Public, State of Florida

ALYSSA CAITLIN NELSON
MY COMMISSION # HH 678107
EXPIRES: September 18, 2029

City of ALACHUA

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: 16400 to 18800 blocks of US Highway 441 (South Side)

Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4, 3042-50-5, 3042-51-1, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage: 172 (+/-)

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC & AYLA LLC

Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

Telephone: 352-373-3000 FAX: N/A e-mail: lerner.keith@totalplanning.org

**C. AUTHORIZED AGENT**

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

**D. REQUESTED ACTION:**

Land Use & Zoning Map Change Applications

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

Signature of Applicant

Keith E Lemer

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 6TH day of OCTOBER, 2025, by KEITH LEMER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

RICHARD J. NASH III MY COMMISSION EXPIRES OCTOBER 27, 2025 #HH 191546 Notary Public Underwriters Bonded thru NOTARY PUBLIC, STATE OF FLORIDA

City of ALACHUA

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

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Signature of Applicant

Keith E Lerner

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 6TH day of OCTOBER, 2025 by KEITH LERNER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

RICHARD J. NASH III MY COMMISSION EXPIRES OCTOBER 27, 2025 #H 191546 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3426343 7 PG(S)
June 14, 2022 04:05:57 PM
Book 5013 Page 2362
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $4,620.00

This instrument prepared by Raymond M. Ivey, Esquire, SCRUGGS, CARMICHAEL & WERSHOW, P. A., 2234 NW 40th Terrace, Suite B, Gainesville, FL 32606. Title to the lands described herein has not been examined and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof or the existence of liens, unpaid taxes or encumbrances.

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6(-

**THIS QUIT-CLAIM DEED,**
executed this 8th day of June 2022, by

**KEVIN L. CARTER and SHIMA CARTER, husband and wife,**

whose address is 7853 Gunn Highway, Tampa, FL 33626
Grantor, to

**JTFA, LLC, a Florida limited liability company,**

whose address is 4881 NW 8th Avenue, Suite 4, Gainesville, FL 32605
Grantee:

**WITNESSETH,** that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Alachua, State of Florida, to wit:

**See Exhibit A attached hereto.**

**SUBJECT TO easements and restrictions of record, if any;**
**SUBJECT TO Taxes for 2022 and all subsequent years;**
**Tax Parcel #s: 03042-050-004, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004 & 03046-003-005**

**Note to Auditor: Documentary stamp tax paid on 40% of the value of the properties as Grantors own a 60% interest in Grantee.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

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

**Signed, sealed and delivered**
**in our presence as witnesses:**

_____(Seal)

**Witness** **Kevin L. Carter**

**Printed Name:** GRISELDA GUTIERREZ

_____(Seal)

**Witness** **Shima Carter**

**Printed Name:** SHEKHAR VARANASI

## ACKNOWLEDGMENT

**STATE OF ~~FLORIDA~~** RB California

**COUNTY OF ~~HILLSBOROUGH~~** RB Santa Clara

The foregoing instrument was acknowledged before me by (X) physical presence or ( ) online this 8 day of June 2022, by **KEVIN L. CARTER and SHIMA CARTER**, who are ( ) personally known to me or (X) who produced a Driver License as identification.

SEE ATTACHED NOTARIAL CERTIFICATE RB 06/08/2022

Notary Public

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara )

On 06/08/2022 before me, Ritu Bhagra, Notary Public
(insert name and title of the officer)

personally appeared Kevin L Carter and Shima Carter-,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RITU BHAGRA
COMM. #2294068
Notary Public - California
Santa Clara County
My Comm. Expires June 20, 2023

Signature Ritu (Seal)

# Exhibit A

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

Commencing at the Southwest corner of Section 8 and thence run North 87°26'55" East along the South line of said Section, a distance of 50.03' to the East right-of-way line (R/W) of NW 188th Street; thence continue North 87° 26'55" East along said line, a distance of 1265.99' to the West line of the East half of the Southwest quarter of Section 8; thence North 5° 57'06" West along said West line a distance of 2491.84' to the South R/W line of US Highway No. 441 and the Point of Beginning; thence South 79° 04'33" East along said R/W line, a distance of 875.32'; thence South 5°28'46" East, a distance of 944.66'; thence South 88° 18'49" West, a distance of 832.15' to the West line of the East half of said Southwest 1/4; thence North 5° 57'06" West along said West line, a distance of 1136.85' to the South R/W line of US 441 and Point of Beginning.

Parcel Identification Number: 03042-050-004

Portion of Tax parcel No. 03046-003-000

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL", SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE S.87°33'58"W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID "PARENT PARCEL", A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID "PARENT PARCEL" THE FOLLOWING FOUR COURSES; N.43°14'19"W., A DISTANCE OF 399.74 FEET; THENCE N.52°05'20"W., A DISTANCE OF 291.19 FEET; THENCE N.60°00'00"W., A DISTANCE OF 150.38 FEET; THENCE N.65°13'37"W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING, CONTAINING 38.431 ACRES MORE OR LESS.

Tax parcel No. 03046-003-001

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGIIT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.35 FEET; THENCE DEPARTING SAID LINES, S.88°30'11"E., A DISTANCE OF 825.99 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.27 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.003 ACRES MORE OR LESS.

Tax parcel No. 03046-003-002

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 266.16 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 826.00 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.29 FEET; THENCE N.88°30'01"W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

Tax parcel No. 03046-003-003

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-004

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30'13"E., A DISTANCE OF 834.09 FEET; THENCE S.06°17'42"E., A DISTANCE OF 260.17 FEET; THENCE N.88°30'32"W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-005

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°12'02" AND A CHORD BEARING AND DISTANCE OF N.02°54'14"W., 125.20 FEET (RESPECTIVELY), AN ARC DISTANCE OF 125.22 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 856.83 FEET; THENCE S.06°17'42"E., A DISTANCE OF 253.58 FEET; THENCE N.88°30'21"W., A DISTANCE OF 875.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

18.50
7474.60

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3209790 2 PG(S)
August 19, 2019 01:47:59 PM
Book 4710 Page 1727
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $7,474.60

$1,067,760.

Prepared by and return to:
**Carl L. Johnson, Esq.**
**Attorney at Law**
**Law Office of Carl L. Johnson**
**4421 N.W. 39th Avenue Bldg. 1, Suite 2**
**Gainesville, FL 32606**
**352-377-7444**
File Number: **19-104**
Will Call No.:

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this **14th** day of **August, 2019** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **JTFA LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, grantee:

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

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

**A tract of land lying in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:**

**Commence at the Southwest corner of said Section 8 and thence run N 87°26'55" E along the South line of said Section 8, a distance of 50.03 feet to the East right-of-way line of NW 188th Street and the POINT OF BEGINNING; thence continuing N 87°26'55" E along said South line, a distance of 1265.99 feet to the West line of the East Half of the Southwest 1/4 of said Section 8; thence run N 05°57'06" W, along said West line, a distance of 1355.00 feet; thence run N 88°18'49" E, a distance of 1323.39 feet; thence run S 05°28'46" E, a distance of 2646.72 feet to the South line of the North Quarter of Section 17, Township 8 South, Range 18 East; thence run S 87°27'46" W, along said South line, a distance of 563.44 feet to the centerline of Old Railroad 200 foot right-of-way, being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1903.25 feet, a central angle of 26°22'58", and a chord distance of 868.66 feet and bearing of N 47°05'05" W; thence run Northwesterly along said curve, an arc distance of 876.38 feet to the Point of Tangency of said curve; thence run N 33°53'26" W, along said centerline, a distance of 387.32 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence run S 03°10'53" E, along said East line, a distance of 167.35 feet; thence run S 87°25'30" W, a distance of 1199.80 feet; thence run N 82°03'26" W, a distance of 64.91 feet to the aforesaid East right-of-way line of NW 188th Street; thence run N 03°27'31" W, along said right-of-way line, a distance of 516.55 feet to the Point of Beginning.**

**Containing 88.98 acres, more or less.**

**Parcel Identification Number: 03875-001-000, 010-001, 010-002;03042-050-005**

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

DoubleTime®

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon McRae

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of August, 2019 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Printed Name: _____

My Commission Expires: _____

18.50
3018.40

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3296959 2 PG(S)
November 13, 2020 11:54:27 AM
Book 4831 Page 971
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $3,018.40

#431,145.00

Prepared by and return to:
~~Carl~~ L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: 20-179
Will Call No.:

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this **4th** day of **November, 2020** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **AYLA, LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, grantee:

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

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

**A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:**
**Commencing at the Southeast corner of said Section 8 and thence run S 87° 26' 55" W, along the South line of said section, a distance of 1332.40 feet; thence N 1° 54' 18" W, a distance of 1190.19 feet; thence S 88° 18' 49" W, a distance of 122.29 feet to an iron pin; thence N 7° 06' 04" E, a distance of 122.68 feet to an iron pin; thence S 88° 18' 49" W, a distance of 496.85 feet to an iron pin; thence N 1° 19' 51" W, a distance of 636.63 feet to iron pin on the South right-of-way line of US Highway No. 441; thence N 79° 04' 33" W, along said right-of-way line, a distance of 300.00 feet to Point of Beginning; thence continue N 79° 04' 33" W, along said right-of-way line, a distance of 590.53 feet to a concrete monument on the West line of old George Smyder lands; thence S 5° 28' 46" E, along said West line, a distance of 832.86 feet; thence N 88° 18' 49" E, a distance of 516.83 feet; thence N 1° 19' 51" W, a distance of 702.12 feet to the South right-of-way line of US Highway No. 441 and the Point of Beginning.**

**Parcel Identification Number: 03042-051-001**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

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

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon M Gee

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 4th day of November, 2020 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3288406 4 PG(S)
10/7/2020 2:12 PM
BOOK 4819 PAGE 1614
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 973353
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,962.80
Intang. Tax: $0.00

PREPARED BY AND
RECORD AND RETURN TO:

Sidney S. Simmons, II, Esq.
562 Park Street, Suite 300
Jacksonville, Florida 32204

Consideration: $280,368.30
Tax Folio Number: 03042-050-003

# SPECIAL WARRANTY DEED

**THIS INDENTURE**, made as of and effective the 28th day of September, 2020, by and between **SOUTHERN WRECKER & RECOVERY, L.L.C.**, a Florida limited liability company (the "Grantor"), whose address is 6831 West Beaver Street, Jacksonville, Florida 32254 and **FIRST COAST ROAD RANGERS, LLC**, a Florida limited liability company (the "Grantee"), whose address is 11461 Boote Blvd., Jacksonville, Florida 32218.

## W I T N E S S E T H:

**THAT THE GRANTOR**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, and does hereby grant, bargain and sell to the Grantee, its successors and assigns forever, the following described lands, situate, lying and being in the County of Alachua, State of Florida (the "Land") described on Exhibit A attached.

TOGETHER WITH all of the improvements now or hereafter erected on the Land, and all easements, tenements, hereditaments, appurtenances, and fixtures now or hereafter a part of the Land (collectively with the Land, being the "Property"), subject only to the matters set forth on Exhibit B attached (the "Permitted Exceptions"), but the reference herein shall not serve to reimpose the same.

To have and to hold the Property in fee simple forever.

Subject to the Permitted Exceptions, Grantor does hereby fully warrant the title to said Property and that Grantor has good right and lawful authority to sell and convey the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

Without warranty or representation, Grantor also conveys to Grantee any interest it may have in the following: (i) the land lying in the bed of any street, highway, road or avenue, opened or proposed, public or private, in front of or adjoining the Property to the center line thereof, (ii) any rights of way, appendages, appurtenances, easements, sidewalks, alleys, gores or strips of land adjoining or appurtenant to the Property or any portion thereof and used in conjunction therewith, (iii) any development rights appurtenant to the Property or any portion thereof, and (iv) any award or payment made or to be made in lieu of any of the foregoing or any portion thereof and any unpaid award for damage to the Property.

**IN WITNESS WHEREOF**, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: KEN TAYLOR

Print Name: Kyle Smith

"GRANTOR"

**SOUTHERN WRECKER & RECOVERY, L.L.C.**, a Florida limited liability company

By: _____
Name: _____
Its: Member

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 25th day of September, 2020, by Greg Gaylord, the member of Southern Wrecker & Recovery, L.LC., a Florida limited liability company, on behalf of the company. He/she *(check one)* ☑ is personally known to me, or ☐ has produced a valid driver's license as identification.

SHEENA GARDNER
MY COMMISSION EXPIRES
APRIL 6, 2024
#GG 976496
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Sheena Gardner
Notary Public, State of Florida
Name: Sheena Gardner
My Commission Expires: April 6, 2024
My Commission Number is: GG 976496

# EXHIBIT A

Chicago Title Insurance Company

Order No.: 8791930

**EXHIBIT "A"**

A part of the E 1/2 of the SW 1/4 of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and run thence North 87 deg. 26 min. 55 sec. East, along the South line of said Section, 1316.02 feet to the West line of said E 1/2 of SW 1/4, thence North 05 deg. 57 min. 06 sec. West, along said West line, 2491.84 feet to a concrete monument (PSL 509) on the Southerly right-of-way line of U.S. Highway 441 (200' R/W) (aka State Road 25), thence South 79 deg. 04 min. 33 sec. East, along said right-of-way line, 875.32 feet to rebar and cap (PLS 1824) and the Point of Beginning; thence continue South 79 deg. 04 min. 33 sec. East, along said right-of-way line, 310.97 feet to a rebar and cap (PLS 1824), thence South 05 deg. 28 min. 46 sec. East, 454.09 feet to a rebar and cap (PLS 1824), thence South 79 deg. 04 min. 33 sec. East, 200.00 feet to a rebar and cap (PLS 1824), thence South 05 deg. 28 min. 46 sec. East, 378.77 feet to a rebar and cap (PLS 2047), thence South 88 deg. 18 min. 49 sec. West, 491.25 feet to a rebar and cap (PLS 1824), thence North 05 deg. 28 min. 46 sec. West, 944.66 feet to the Point of Beginning.

EXHIBIT B

1. Taxes and assessments for the year 2020.

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

4. Any right, title or interest in those certain oil, gas, and mineral interests referenced in that certain Deed, recorded in Miscellaneous Book 33, Page 106 and Official Records Book 2609, page 412.

Sale Price: 400,000.00
Recording: 27.00
Doc. Stamp: 2800.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3327380 3 PG(S)
March 31, 2021 04:36:16 PM
Book 4874 Page 2234
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $2,800.00

Prepared by and return to:
**Marvin W. Bingham, Jr.**
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File #20-283

Tax Parcel #: 03042-050-010

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this 25th day of March, 2021, between **Gregory S. Gerard**, whose post office address is 440 Jeff Clements Road, Marion, KY 42064, grantor, and **Jack's Small Engine Repair LLC, a Florida limited liability company**, whose post office address is 16530 N. W. US Highway 441, Alachua, FL 32615, grantee:

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

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

A part of the E 1/2 of the SW 1/4 of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and run thence N.87°26'55"E., along the south boundary of said section, 1316.02 feet to the West line of said E 1/2 of SW 1/4, thence N.05°57'06"W., along said West line, 2491.84 feet to a concrete monument (PLS 509) on the Southerly right-of-way line of U. S. Highway 441 (200' R/W) (aka State Road 25), thence S.79°04'33"E.,along said right-of-way line, 1186.29 feet to rebar and cap (PLS 1824) and the POINT OF BEGINNING; thence continue S.79°04'33"E. along said right-of-way line, 200.00 feet to a concrete monument (PLS 509), thence S.05°28'46"E. 454.09 feet to a rebar and cap (PLS 1824), thence N.79°04'33" W., 200.00 feet to a rebar and cap (PLS 1824), thence N.05°28'46"W., 454.09 feet to the P.O.B.

Subject to and together with covenants, easements, reservations and restrictions of record, and taxes for the year **2021** and all subsequent years.

**THE LAND DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, OR HIS SPOUSE, NOR IS IT CONTIGUOUS TO OR A PART OF HOMESTEAD PROPERTY, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDE ON OR ADJACENT TO SAID LAND.**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

Signed, sealed and delivered in our presence:

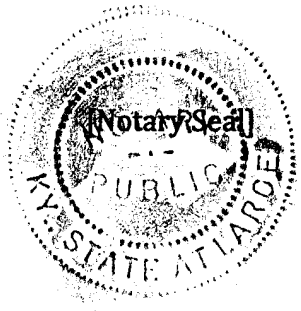
Witness Name: Stacy Crawford-Hughes

Gregory S. Gerard

Witness Name: Scott Belt

State of Kentucky
County of Crittenden

The foregoing instrument was acknowledged before me by physical presence this 25 day of March, 2021, by **Gregory S. Gerard**, who [_] is personally known or [X] has produced a Kentucky driver's license as identification.




Lisa Crider
Notary Public

Printed Name: LISA Crider

My Commission Expires: 10-1-24

## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03042-050-003 |
| **Prop ID** | 12469 |
| **Location Address** | 16554 NW US HWY 441<br>ALACHUA, FL 32615 |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM SW COR SEC E 50.03 FT TO E R/W LINE E TO THE W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W LINE US-441 S 79 DEG E 875.32 FT POB S 79 DEG E 510.97 FT S 5 DEG E 832.86 FT W 491.25 FT N 5 DEG W 944.66 FT POB AKA PARCEL ERIC 441-D (LESS THE N 454.<br>(Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | VACANT COMM (01000) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 7.92 |
| **Homesteaded** | No |

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $396,000 |
| Land Agricultural Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$396,000** |
| Assessed Value | $396,000 |
| Exempt Value | $0 |
| Taxable Value | $396,000 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 |
|---|---|---|
| Just Market Value | $396,000 | $396,000 |
| Land Value | $396,000 | $396,000 |
| Agricultural (Market) Value | $0 | $0 |
| Agricultural Classified Value | $0 | $0 |
| Improvement Value | $0 | $0 |
| Non School Assessed Value | $396,000 | $396,000 |
| School Assessed Value | $396,000 | $396,000 |
| Exempt Value | $0 | $0 |
| Non School Taxable Value | $396,000 | $396,000 |

| Certified Year | 2024 | 2023 |
|---|---|---|
| School Taxable Value | $396,000 | $396,000 |
| Save Our Homes Deferred Value | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Zoning |
|---|---|---|---|---|
| 1000 | VACANT COMMERCIAL | 7.92 | 344995.2 | CI |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Link to Official Records |
|---|---|---|---|---|---|
| 9/28/2020 | $280,400 | SD | 4819 | 1614 | Link (Clerk) |
| 10/7/2019 | $450,000 | SD | 4723 | 1102 | Link (Clerk) |
| 6/5/2001 | $200,000 | WD | 2363 | 1983 | Link (Clerk) |
| 5/17/2000 | $100 | MS | 2293 | 2098 | Link (Clerk) |
| 5/11/2000 | $100 | MS | 2293 | 2092 | Link (Clerk) |
| 4/25/2000 | $100 | MS | 2293 | 2095 | Link (Clerk) |
| 4/11/2000 | $100 | MS | 2293 | 2089 | Link (Clerk) |
| 4/11/2000 | $100 | MS | 2293 | 2086 | Link (Clerk) |
| 3/23/1998 | $353,900 | MS | 2160 | 1686 | Link (Clerk) |

Skip to main content

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

## Permits

| Permit Number | Type | Primary | Active | Issue Date | Value |
|---|---|---|---|---|---|
| 8169 | OTHER NONRESIDENTIAL BLD. | Yes | No | 3/15/2002 | $2,000 |
| 98-00000 | OVER THE COUNTER INSPECT | Yes | No | 1/1/1998 | $0 |

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

## Map




## Photos



Print Photos

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/4/2025, 8:13:13 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03042-050-004 |
| **Prop ID** | 12470 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W US-441 POB S 79 DEG E 875.32 FT S 5 DEG E 944.66 FT W 832.15 FT N 5 DEG W 1136.85 FT POB AKA PARCEL ERIC 441-E (LESS MINERAL RIGHTS) OR 5013/2362 (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | ORN/MISC AGRI (06900) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 19.93 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $0 |
| Land Agricultural Value | $25,909 |
| Agricultural (Market) Value | $99,650 |
| Just (Market) Value | **$99,650** |
| Assessed Value | $25,909 |
| Exempt Value | $0 |
| Taxable Value | $25,909 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $99,650 | $99,650 | $199,300 | $199,300 | $199,300 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $99,650 | $99,650 | $199,300 | $199,300 | $199,300 |
| Agricultural Classified Value | $25,909 | $25,909 | $25,900 | $25,900 | $25,900 |
| Improvement Value | $0 | $0 | $0 | $0 | $0 |
| Non School Assessed Value | $25,909 | $25,909 | $25,900 | $25,900 | $25,900 |
| School Assessed Value | $25,909 | $25,909 | $25,900 | $25,900 | $25,900 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $25,909 | $25,909 | $25,900 | $25,900 | $25,900 |
| School Taxable Value | $25,909 | $25,909 | $25,900 | $25,900 | $25,900 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 6905 | TREE FARM | 19.93 | 868150.8 | 0 | 0 | A |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 6/8/2022 | $660,000 | MS | 5013 | 2362 | Unqualified (U) | Improved | CARTER KEVIN L, CARTER SHIMA | JTFA LLC | Link (Clerk) |
| 1/18/2013 | $100 | SD | 4175 | 1935 | Unqualified (U) | Vacant | * CARTER //CLEARING TITL | CARTER KEVIN L, CARTER SHIMA | Link (Clerk) |
| 5/11/2009 | $578,100 | WD | 3880 | 360 | Unqualified (U) | Vacant | * GOLDEN POND FARMS INC | * CARTER | Link (Clerk) |
| 3/23/1998 | $353,900 | MS | 2160 | 1686 | Unqualified (U) | Vacant | * HELEN SMYDER FAMILY INC | * GOLDEN POND FARMS INC | Link (Clerk) |

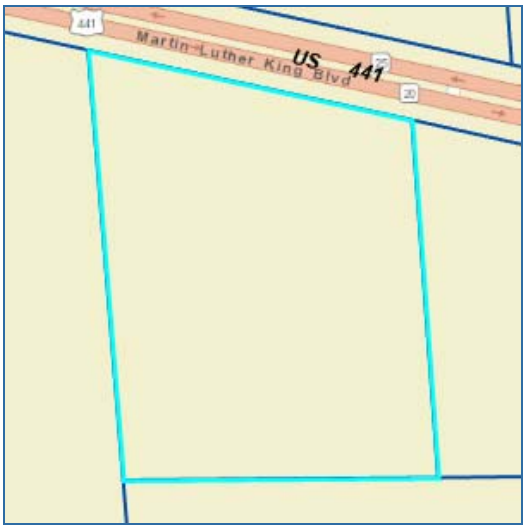
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Permits

| Permit Number | Type | Primary | Active | Issue Date | Value |
|---|---|---|---|---|---|
| 98-00000 | OVER THE COUNTER INSPECT | Yes | No | 1/1/1998 | $0 |

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

## Map




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

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## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03042-050-005 |
| **Prop ID** | 12471 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT POB E 1265.99 FT N 5 DEG W 1355 FT E 1323.39 FT S 5 DEG E 2646.72 FT W 563.44 FT NWLY ALG CURVE 876.38 FT N 33 DEG W 387.32 FT S 3 DEG E 948.92 FT W 1259.65 FT N 3 DEG W 1310 (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | TMBR SI 80-89 (05500) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 40 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SE 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $0 |
| Land Agricultural Value | $14,600 |
| Agricultural (Market) Value | $116,000 |
| Just (Market) Value | **$116,000** |
| Assessed Value | $14,600 |
| Exempt Value | $0 |
| Taxable Value | $14,600 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $116,000 | $116,000 | $116,000 | $116,000 | $116,000 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $116,000 | $116,000 | $116,000 | $116,000 | $116,000 |
| Agricultural Classified Value | $14,600 | $14,600 | $14,600 | $14,600 | $14,600 |
| Improvement Value | $0 | $0 | $0 | $0 | $0 |
| Non School Assessed Value | $14,600 | $14,600 | $14,600 | $14,600 | $14,600 |
| School Assessed Value | $14,600 | $14,600 | $14,600 | $14,600 | $14,600 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $14,600 | $14,600 | $14,600 | $14,600 | $14,600 |
| School Taxable Value | $14,600 | $14,600 | $14,600 | $14,600 | $14,600 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 5500 | TIMBER 2 | 40.00 | 1742400 | 0 | 0 | PD-R |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 8/14/2019 | $1,067,800 | MS | 4710 | 1727 | Qualified (Q) | Vacant | GOLDEN POND FARMS INC | JTFA LLC | Link (Clerk) |
| 12/21/2012 | $100 | SD | 4160 | 1941 | Unqualified (U) | Improved | PARKER LAND CO | GOLDEN POND FARMS INC | Link (Clerk) |
| 5/17/2000 | $100 | MS | 2293 | 2098 | Unqualified (U) | Improved | * CHARLES SMYDER | GOLDEN POND FARMS INC | Link (Clerk) |
| 5/11/2000 | $100 | MS | 2293 | 2092 | Unqualified (U) | Improved | * SMYDER CURTIS | * CHARLES SMYDER | Link (Clerk) |
| 4/25/2000 | $100 | MS | 2293 | 2095 | Unqualified (U) | Improved | * WELLS EVELYN S | * SMYDER CURTIS | Link (Clerk) |
| 4/11/2000 | $100 | MS | 2293 | 2089 | Unqualified (U) | Improved | * THOMAS L SMYDER | * WELLS EVELYN S | Link (Clerk) |
| 4/11/2000 | $100 | MS | 2293 | 2086 | Unqualified (U) | Improved | * SMYDER GEORGE | * THOMAS L SMYDER | Link (Clerk) |
| 3/23/1998 | $353,900 | MS | 2160 | 1686 | Unqualified (U) | Vacant | * HELEN SMYDER FAMILY INC | * SMYDER GEORGE | Link (Clerk) |

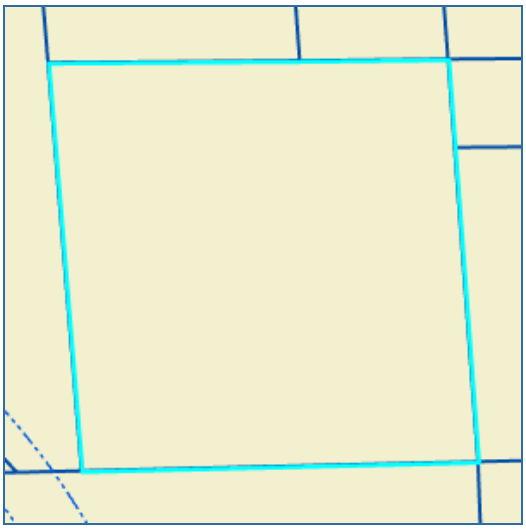
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Permits

| Permit Number | Type | Primary | Active | Issue Date | Value |
|---|---|---|---|---|---|
| 98-00000 | OVER THE COUNTER INSPECT | Yes | No | 1/1/1998 | $0 |

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

## Map



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

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## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03042-050-010 |
| **Prop ID** | 12476 |
| **Location Address** | 16530 NW US HWY 441<br>ALACHUA, FL 32615 |
| **Neighborhood/Area** | 233200.50 |
| **Subdivision** | |
| **Legal Description** | COM SW COR SEC N 87 DEG 26 MIN 55 SEC E 1316.02 FT N 05 DEG 57 MIN 06 SEC W 2491.84 FT S 79 DEG 04 MIN 33 SEC E 1186.29 FT POB S 79 DEG 04 MIN 33 SEC E 200 FT S 05 DEG 28 MIN 46 SEC E 454.09 FT N 79 DEG 04 MIN 33 SEC W 200 FT N 05 DEG 28 MIN 46 SEC W 454.<br>(Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | SERVICE SHOPS (02500) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 2.08 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab




View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $95,555 |
| Land Value | $104,000 |
| Land Agricultural Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$199,555** |
| Assessed Value | $199,555 |
| Exempt Value | $0 |
| Taxable Value | $199,555 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 |
|---|---|---|
| Just Market Value | $202,015 | $204,474 |
| Land Value | $104,000 | $104,000 |
| Agricultural (Market) Value | $0 | $0 |
| Agricultural Classified Value | $0 | $0 |
| Improvement Value | $98,015 | $100,474 |
| Non School Assessed Value | $202,015 | $204,474 |
| School Assessed Value | $202,015 | $204,474 |
| Exempt Value | $0 | $0 |

| Certified Year | 2024 | 2023 |
|---|---|---|
| Non School Taxable Value | $202,015 | $204,474 |
| School Taxable Value | $202,015 | $204,474 |
| Save Our Homes Deferred Value | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Zoning |
|---|---|---|---|---|
| 2500 | SERVICE SHOP | 2.08 | 90604.8 | CI |

## Building Information

| | | | |
|---|---|---|---|
| **Type** | SERVICE SHOP | **Heat** | NONE |
| **Total Area** | 5,400 | **HC&V** | NONE |
| **Heated Area** | 3,000 | **HVAC** | NONE |
| **Exterior Walls** | PRE-FINSH METL | **Bathrooms** | |
| **Interior Walls** | MINIMUM/MASON | **Bedrooms** | |
| **Roofing** | MINIMUM | **Total Rooms** | 1-Rooms |
| **Roof Type** | STEEL FR/TRUSS | **Stories** | 1.0 |
| **Frame** | STEEL | **Actual Year Built** | 2002 |
| **Floor Cover** | FIN CONCRETE | **Effective Year Built** | 2002 |

| | | | |
|---|---|---|---|
| **Type** | SOH MISC | **Heat** | |
| **Total Area** | 17,576 | **HC&V** | |
| **Heated Area** | | **HVAC** | |
| **Exterior Walls** | | **Bathrooms** | |
| **Interior Walls** | | **Bedrooms** | |
| **Roofing** | | **Total Rooms** | 1-Rooms |
| **Roof Type** | | **Stories** | 1.0 |
| **Frame** | | **Actual Year Built** | 0 |
| **Floor Cover** | | **Effective Year Built** | 2002 |

## Sub Area

| Type | Description | Sq. Footage | Act Year | Eff Year | Quality | Imprv Use |
|---|---|---|---|---|---|---|
| BAS | BASE AREA | 1,754 | 2002 | 2002 | 3 | 6700 |
| BAS | BASE AREA | 1,246 | 2002 | 2002 | 3 | 6700 |
| CAN | CANOPY (NO SIDES) | 400 | 2002 | 2002 | 3 | 6700 |
| FCP | FINISHED CARPORT | 2,000 | 2002 | 2002 | 3 | 6700 |

| Type | Description | Sq. Footage | Act Year | Eff Year | Quality | Imprv Use |
|---|---|---|---|---|---|---|
| 3800 | DRIVE/WALK | 1,750 | 2002 | 2002 | | C1 |
| 3883 | FENCE CL | 2,310 | 2002 | 2002 | | C1 |
| 4240 | GUTTER | 220 | 2002 | 2002 | | C1 |
| 4682 | PAVING 2 | 13,176 | 2002 | 2002 | | C1 |
| 5221 | STG 1 | 120 | 2015 | 2015 | | C1 |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Link to Official Records |
|---|---|---|---|---|---|
| 3/25/2021 | $400,000 | WD | 4874 | 2234 | Link (Clerk) |
| 6/5/2001 | $50,000 | WD | 2363 | 1949 | Link (Clerk) |

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

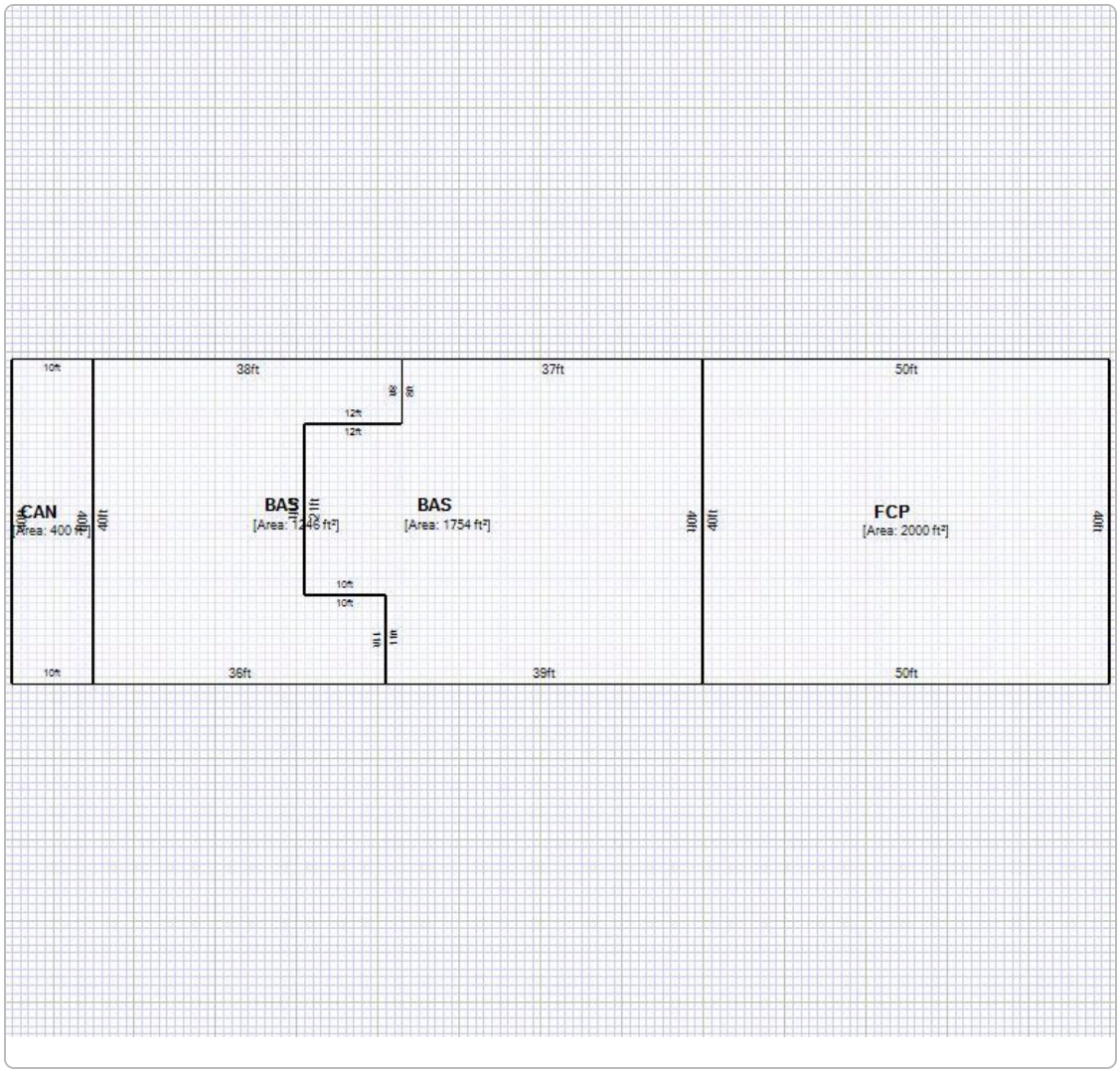
## Permits

| Permit Number | Type | Primary | Active | Issue Date | Value |
|---|---|---|---|---|---|
| 8530 | ADDITION COMMERCIAL | Yes | No | 1/8/2003 | $5,000 |
| 8169 | OTHER NONRESIDENTIAL BLD. | Yes | No | 3/15/2002 | $2,000 |
| 8059 | FOUNDATION ONLY | Yes | No | 12/14/2001 | $2,500 |
| 8004 | COMMERCIAL BUILDING | Yes | No | 10/10/2001 | $128,000 |
| 8004 | COMM BUILDING PERMIT | Yes | No | 10/10/2001 | $128,000 |

Skip to main content

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

## Sketches




Print Sketches

## Map




## Photos



Print Photos

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

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## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03042-051-001 |
| **Prop ID** | 12480 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM AT SE COR OF NE1/4 OF SW1/4 OF SEC POB N 3 DEG W 831.49 FT TO SLY R/W OF HWY 441 S 77 DEG E 1100 FT M/L S 8 DEG W 159.38 FT S 21 DEG E 263.42 N 88 DEG E 258.36 FT N 7 DEG E 329.55 FT TO S R/W HWY 441 S 79 DEG E ALG R/W 460 FT M/L S 420 FT M/L S 88 DEG (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | TMBR SI 80-89 (05500) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 9.58 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

AYLA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $0 |
| Land Agricultural Value | $3,497 |
| Agricultural (Market) Value | $383,200 |
| Just (Market) Value | **$383,200** |
| Assessed Value | $3,497 |
| Exempt Value | $0 |
| Taxable Value | $3,497 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 |
|---|---|---|
| Just Market Value | $383,200 | $383,200 |
| Land Value | $0 | $0 |
| Agricultural (Market) Value | $383,200 | $383,200 |
| Agricultural Classified Value | $3,497 | $3,497 |
| Improvement Value | $0 | $0 |
| Non School Assessed Value | $3,497 | $3,497 |
| School Assessed Value | $3,497 | $3,497 |
| Exempt Value | $0 | $0 |
| Non School Taxable Value | $3,497 | $3,497 |
| School Taxable Value | $3,497 | $3,497 |
| Save Our Homes Deferred Value | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Zoning |
|---|---|---|---|---|
| 5500 | TIMBER 2 | 9.58 | 417304.8 | CI |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Link to Official Records |
|---|---|---|---|---|---|
| 11/4/2020 | $431,200 | WD | 4831 | 0971 | Link (Clerk) |
| 12/21/2012 | $100 | MS | 4160 | 1941 | Link (Clerk) |
| 8/28/2001 | $189,300 | WD | 2387 | 980 | Link (Clerk) |
| 6/6/1994 | $100 | DD | 1978 | 493 | Link (Clerk) |
| 9/18/1993 | $100 | DD | 1929 | 1013 | Link (Clerk) |
| 7/2/1991 | $100 | DD | 1818 | 1623 | Link (Clerk) |

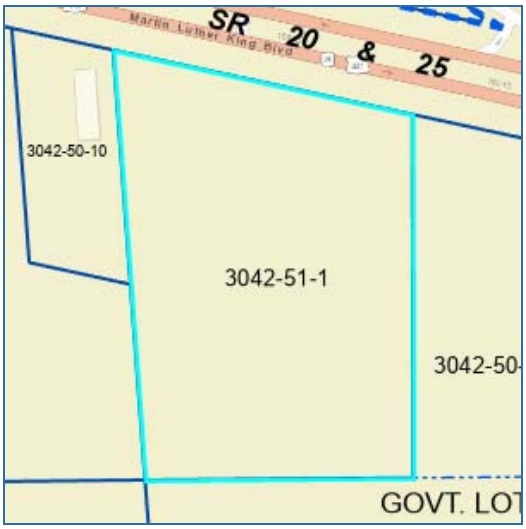
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Permits

| Permit Number | Type | Primary | Active | Issue Date | Value |
|---|---|---|---|---|---|
| 98-00000 | OVER THE COUNTER INSPECT | Yes | No | 1/1/1998 | $0 |

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

## Map




## Photos



Print Photos

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

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## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03046-003-000 |
| **Prop ID** | 12617 |
| **Location Address** | 16650 NW US HWY 441<br>ALACHUA, FL 32615 |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E R/W OF CO RD APPROX 1959.52 FT TO S R/W US 441 S 79 DEG E ALONG R/W 1283.41 FT TO E LINE OF W 1/4 S 5 DEG 56 MIN E 1156.79 FT S 5 DEG 50 MIN 1335.52 FT TO S LINE OF SEC W 212. (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | ORN/MISC AGRI (06900) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 38.49 |
| **Homesteaded** | No |

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $3,868 |
| Land Value | $0 |
| Land Agricultural Value | $50,037 |
| Agricultural (Market) Value | $192,450 |
| Just (Market) Value | **$196,318** |
| Assessed Value | $53,240 |
| Exempt Value | $0 |
| Taxable Value | $53,240 |
| Maximum Save Our Homes Portability | $665 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $196,594 | $195,097 | $338,069 | $338,242 | $338,416 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $192,450 | $192,450 | $335,248 | $335,248 | $335,248 |
| Agricultural Classified Value | $50,037 | $50,037 | $50,100 | $50,100 | $50,100 |
| Improvement Value | $4,144 | $2,647 | $2,821 | $2,994 | $3,168 |
| Non School Assessed Value | $52,949 | $52,684 | $52,921 | $53,094 | $53,268 |
| School Assessed Value | $54,181 | $52,684 | $52,921 | $53,094 | $53,268 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Non School Taxable Value | $52,949 | $52,684 | $52,921 | $53,094 | $53,268 |
| School Taxable Value | $54,181 | $52,684 | $52,921 | $53,094 | $53,268 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $1,232 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 6905 | TREE FARM | 38.49 | 1676624.4 | 0 | 0 | A |

## Building Information

| | | | |
|---|---|---|---|
| **Type** | SOH MISC | **Heat** | |
| **Total Area** | 888 | **HC&V** | |
| **Heated Area** | | **HVAC** | |
| **Exterior Walls** | | **Bathrooms** | |
| **Interior Walls** | | **Bedrooms** | |
| **Roofing** | | **Total Rooms** | |
| **Roof Type** | | **Stories** | 1.0 |
| **Frame** | | **Actual Year Built** | 0 |
| **Floor Cover** | | **Effective Year Built** | 2013 |

## Sub Area

| Type | Description | Sq. Footage | Act Year | Eff Year | Quality | Imprv Use | Imprv Use Descr |
|---|---|---|---|---|---|---|---|
| 0241 | BARN POLE 1 | 132 | 2013 | 2013 | | R2 | RES |
| 0661 | CP 1 | 240 | 2013 | 2013 | | R2 | RES |
| 0661 | CP 1 | 240 | 2013 | 2013 | | R2 | RES |
| 2021 | SHED 1 | 36 | 2013 | 2013 | | R2 | RES |
| 2221 | STG 1 | 240 | 2013 | 2013 | | R2 | RES |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 6/8/2022 | $660,000 | MS | 5013 | 2362 | Unqualified (U) | Improved | CARTER KEVIN L, CARTER SHIMA | JTFA LLC | Link (Clerk) |
| 5/22/2008 | $1,653,800 | MS | 3792 | 1164 | Unqualified (U) | Vacant | * PARKER LAND CO | CARTER KEVIN L, CARTER SHIMA | Link (Clerk) |
| 12/15/1993 | $175,000 | WD | 1940 | 1177 | Qualified (Q) | Vacant | * BARBARA FENN KIRBY & FLORENC | * PARKER LAND CO | Link (Clerk) |
| 9/1/1979 | $140,000 | WD | 1238 | 109 | Unqualified (U) | Vacant | | * BARBARA FENN KIRBY & FLORENC | Link (Clerk) |

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

## Permits

| Permit Number | Type | Primary | Active | Issue Date | Value |
|---|---|---|---|---|---|
| P04-21-8316 | SIGN PERMIT | Yes | No | 4/20/2021 | $40,000 |
| 6-09-1377 | RES. CARPT/GAR. ADDN. | Yes | No | 6/1/2009 | $8,000 |

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

## Map




## Photos



Print Photos

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

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| User Privacy Policy | GDPR Privacy Notice
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## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03046-003-001 |
| **Prop ID** | 12618 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266.30 FT E 825.99 FT N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 OR 5013/2362 (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | ORN/MISC AGRI (06900) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 5 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $0 |
| Land Agricultural Value | $6,500 |
| Agricultural (Market) Value | $25,000 |
| Just (Market) Value | **$25,000** |
| Assessed Value | $6,500 |
| Exempt Value | $0 |
| Taxable Value | $6,500 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $25,000 | $25,000 | $30,000 | $30,000 | $30,000 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $25,000 | $25,000 | $30,000 | $30,000 | $30,000 |
| Agricultural Classified Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Improvement Value | $0 | $0 | $0 | $0 | $0 |
| Non School Assessed Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| School Assessed Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| School Taxable Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 6905 | TREE FARM | 5.00 | 217800 | 0 | 0 | PD-R |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 6/8/2022 | $660,000 | MS | 5013 | 2362 | Unqualified (U) | Improved | CARTER KEVIN L, CARTER SHIMA | JTFA LLC | Link (Clerk) |
| 5/22/2008 | $1,653,800 | MS | 3792 | 1164 | Unqualified (U) | Vacant | * PARKER LAND CO | CARTER KEVIN L, CARTER SHIMA | Link (Clerk) |

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

## Map




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

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## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03046-003-002 |
| **Prop ID** | 12619 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266.30 FT E 825.99 N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 2 OR 5013/2362 (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | ORN/MISC AGRI (06900) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 5 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $0 |
| Land Agricultural Value | $6,500 |
| Agricultural (Market) Value | $25,000 |
| Just (Market) Value | **$25,000** |
| Assessed Value | $6,500 |
| Exempt Value | $0 |
| Taxable Value | $6,500 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $25,000 | $25,000 | $30,000 | $30,000 | $30,000 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $25,000 | $25,000 | $30,000 | $30,000 | $30,000 |
| Agricultural Classified Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Improvement Value | $0 | $0 | $0 | $0 | $0 |
| Non School Assessed Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| School Assessed Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| School Taxable Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

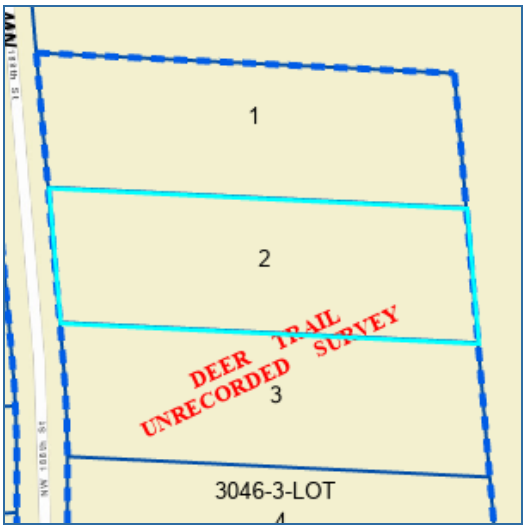
| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 6905 | TREE FARM | 5.00 | 217800 | 0 | 0 | PD-R |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 6/8/2022 | $660,000 | MS | 5013 | 2362 | Unqualified (U) | Improved | CARTER KEVIN L, CARTER SHIMA | JTFA LLC | Link (Clerk) |
| 5/22/2008 | $1,653,800 | MS | 3792 | 1164 | Unqualified (U) | Vacant | * PARKER LAND CO | CARTER KEVIN L, CARTER SHIMA | Link (Clerk) |

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

## Map




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## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03046-003-003 |
| **Prop ID** | 12620 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 1034.66 FT POB S 6 DEG E 71.21 FT SLY ALG CURVE 193.54 FT E 834 FT N 6 DEG W 265.62 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 3 (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | ORN/MISC AGRI (06900) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 5 |
| **Homesteaded** | No |

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View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $0 |
| Land Agricultural Value | $6,500 |
| Agricultural (Market) Value | $25,000 |
| Just (Market) Value | **$25,000** |
| Assessed Value | $6,500 |
| Exempt Value | $0 |
| Taxable Value | $6,500 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $25,000 | $25,000 | $30,000 | $30,000 | $30,000 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $25,000 | $25,000 | $30,000 | $30,000 | $30,000 |
| Agricultural Classified Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Improvement Value | $0 | $0 | $0 | $0 | $0 |
| Non School Assessed Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| School Assessed Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| School Taxable Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 6905 | TREE FARM | 5.00 | 217800 | 0 | 0 | PD-R |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 6/8/2022 | $660,000 | MS | 5013 | 2362 | Unqualified (U) | Improved | CARTER KEVIN L, CARTER SHIMA | JTFA LLC | Link (Clerk) |
| 5/22/2008 | $1,653,800 | MS | 3792 | 1164 | Unqualified (U) | Vacant | * PARKER LAND CO | CARTER KEVIN L, CARTER SHIMA | Link (Clerk) |

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## Map




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## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03046-003-004 |
| **Prop ID** | 12621 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.54 FT POB SLY ALG CURVE 10.37 FT S 247.23 FT E 856.74 FT N 6 DEG W 260.20 FT W 834 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 4 (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | ORN/MISC AGRI (06900) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 5 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $0 |
| Land Agricultural Value | $6,500 |
| Agricultural (Market) Value | $25,000 |
| Just (Market) Value | **$25,000** |
| Assessed Value | $6,500 |
| Exempt Value | $0 |
| Taxable Value | $6,500 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $25,000 | $25,000 | $30,000 | $30,000 | $30,000 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $25,000 | $25,000 | $30,000 | $30,000 | $30,000 |
| Agricultural Classified Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Improvement Value | $0 | $0 | $0 | $0 | $0 |
| Non School Assessed Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| School Assessed Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| School Taxable Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

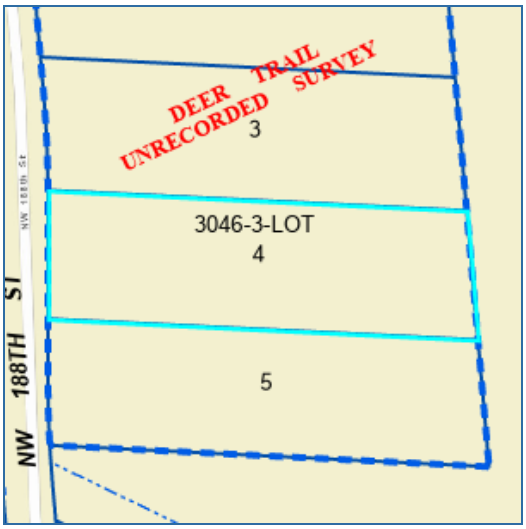
| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 6905 | TREE FARM | 5.00 | 217800 | 0 | 0 | PD-R |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 6/8/2022 | $660,000 | MS | 5013 | 2362 | Unqualified (U) | Improved | CARTER KEVIN L, CARTER SHIMA | JTFA LLC | Link (Clerk) |
| 5/22/2008 | $1,653,800 | MS | 3792 | 1164 | Unqualified (U) | Vacant | * PARKER LAND CO | CARTER KEVIN L, CARTER SHIMA | Link (Clerk) |

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## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03046-003-005 |
| **Prop ID** | 12622 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 204.41 FT S 247.23 FT POB S 126.58 FT SLY ALG CURVE 125.29 FT E 875.42 FT N 6 DEG W 253.67 FT W 856.74 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG SURVEYORS INC PARCEL 5 (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | ORN/MISC AGRI (06900) |
| **Sec/Twp/Rng** | 08-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 5 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $4,690 |
| Land Value | $0 |
| Land Agricultural Value | $6,500 |
| Agricultural (Market) Value | $25,000 |
| Just (Market) Value | **$29,690** |
| Assessed Value | $11,190 |
| Exempt Value | $0 |
| Taxable Value | $11,190 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $29,690 | $29,690 | $34,690 | $34,690 | $34,690 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $25,000 | $25,000 | $30,000 | $30,000 | $30,000 |
| Agricultural Classified Value | $6,500 | $6,500 | $6,500 | $6,500 | $6,500 |
| Improvement Value | $4,690 | $4,690 | $4,690 | $4,690 | $4,690 |
| Non School Assessed Value | $11,190 | $11,190 | $11,190 | $11,190 | $11,190 |
| School Assessed Value | $11,190 | $11,190 | $11,190 | $11,190 | $11,190 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $11,190 | $11,190 | $11,190 | $11,190 | $11,190 |
| School Taxable Value | $11,190 | $11,190 | $11,190 | $11,190 | $11,190 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 6905 | TREE FARM | 5.00 | 217800 | 0 | 0 | PD-R |

## Building Information

**Type** SOH MISC
**Total Area** 3
**Heated Area**
**Exterior Walls**
**Interior Walls**
**Roofing**
**Roof Type**
**Frame**
**Floor Cover**

**Heat**
**HC&V**
**HVAC**
**Bathrooms**
**Bedrooms**
**Total Rooms**
**Stories** 1.0
**Actual Year Built** 0
**Effective Year Built** 2008

## Sub Area

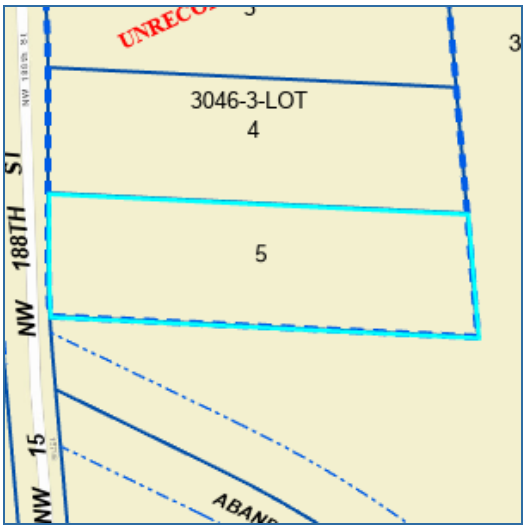
| Type | Description | Sq. Footage | Act Year | Eff Year | Quality | Imprv Use | Imprv Use Descr |
|---|---|---|---|---|---|---|---|
| 1020 | GATE EL OP | 2 | 2008 | 2008 | | R7 | RES |
| 2402 | WELL IRR | 1 | 2008 | 2008 | | R5 | RES |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 6/8/2022 | $660,000 | MS | 5013 | 2362 | Unqualified (U) | Improved | CARTER KEVIN L, CARTER SHIMA | JTFA LLC | Link (Clerk) |
| 5/22/2008 | $1,653,800 | MS | 3792 | 1164 | Unqualified (U) | Vacant | * PARKER LAND CO | CARTER KEVIN L, CARTER SHIMA | Link (Clerk) |

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

## Map




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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/4/2025, 8:13:13 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03875-001-001 |
| **Prop ID** | 500834 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 FT M/L N 167.35 FT SELY 387.32 FT SELY ALG CURVE 868.66 FT N TO NORTH SEC LINE W TO POB PER OR 4710/1727 (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | TMBR SI 80-89 (05500) |
| **Sec/Twp/Rng** | 17-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 37.21 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $0 |
| Land Agricultural Value | $13,582 |
| Agricultural (Market) Value | $130,235 |
| Just (Market) Value | **$130,235** |
| Assessed Value | $13,582 |
| Exempt Value | $0 |
| Taxable Value | $13,582 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $130,235 | $130,235 | $130,235 | $130,235 | $130,235 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $130,235 | $130,235 | $130,235 | $130,235 | $130,235 |
| Agricultural Classified Value | $13,582 | $13,582 | $13,582 | $13,582 | $13,582 |
| Improvement Value | $0 | $0 | $0 | $0 | $0 |
| Non School Assessed Value | $13,582 | $13,582 | $13,582 | $13,582 | $13,582 |
| School Assessed Value | $13,582 | $13,582 | $13,582 | $13,582 | $13,582 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $13,582 | $13,582 | $13,582 | $13,582 | $13,582 |
| School Taxable Value | $13,582 | $13,582 | $13,582 | $13,582 | $13,582 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

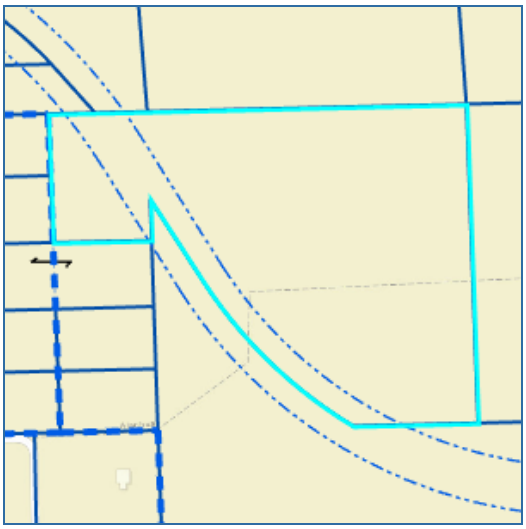
| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 5500 | TIMBER 2 | 37.21 | 1620867.6 | 0 | 0 | PD-R |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 8/14/2019 | $1,067,800 | MS | 4710 | 1727 | Qualified (Q) | Vacant | GOLDEN POND FARMS INC | JTFA LLC | Link (Clerk) |
| 12/21/2012 | $100 | SD | 4160 | 1941 | Unqualified (U) | Improved | PARKER LAND CO | GOLDEN POND FARMS INC | Link (Clerk) |

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

## Map



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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/4/2025, 8:13:13 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03875-010-001 |
| **Prop ID** | 15097 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233218.11 |
| **Subdivision** | |
| **Legal Description** | COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 DEG W 858.10 FT N 3 DEG W 254.24 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | TMBR SI 80-89 (05500) |
| **Sec/Twp/Rng** | 17-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 5 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $0 |
| Land Agricultural Value | $1,825 |
| Agricultural (Market) Value | $110,000 |
| Just (Market) Value | **$110,000** |
| Assessed Value | $1,825 |
| Exempt Value | $0 |
| Taxable Value | $1,825 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $110,000 | $110,000 | $100,000 | $45,000 | $35,000 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $110,000 | $110,000 | $100,000 | $45,000 | $35,000 |
| Agricultural Classified Value | $1,825 | $1,825 | $1,825 | $1,825 | $1,825 |
| Improvement Value | $0 | $0 | $0 | $0 | $0 |
| Non School Assessed Value | $1,825 | $1,825 | $1,825 | $1,825 | $1,825 |
| School Assessed Value | $1,825 | $1,825 | $1,825 | $1,825 | $1,825 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $1,825 | $1,825 | $1,825 | $1,825 | $1,825 |
| School Taxable Value | $1,825 | $1,825 | $1,825 | $1,825 | $1,825 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

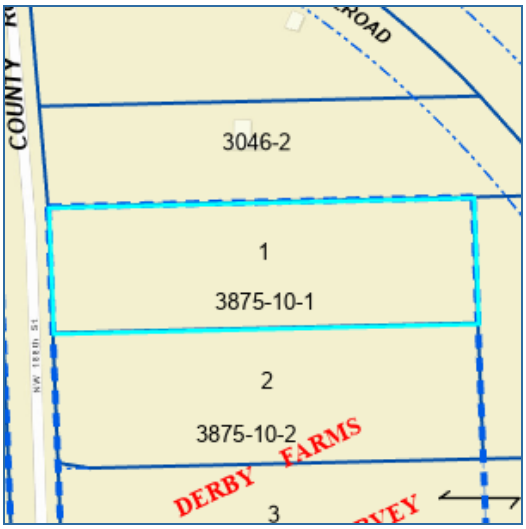
| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 5500 | TIMBER 2 | 5.00 | 217800 | 0 | 0 | PD-R |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 8/14/2019 | $1,067,800 | MS | 4710 | 1727 | Qualified (Q) | Vacant | GOLDEN POND FARMS INC | JTFA LLC | Link (Clerk) |
| 5/17/2000 | $100 | MS | 2293 | 2098 | Unqualified (U) | Improved | * CHARLES SMYDER | GOLDEN POND FARMS INC | Link (Clerk) |
| 5/11/2000 | $100 | MS | 2293 | 2092 | Unqualified (U) | Improved | * SMYDER CURTIS | * CHARLES SMYDER | Link (Clerk) |
| 4/25/2000 | $100 | MS | 2293 | 2095 | Unqualified (U) | Improved | * WELLS EVELYN S | * SMYDER CURTIS | Link (Clerk) |
| 4/11/2000 | $100 | MS | 2293 | 2089 | Unqualified (U) | Improved | * THOMAS L SMYDER | * WELLS EVELYN S | Link (Clerk) |
| 4/11/2000 | $100 | MS | 2293 | 2086 | Unqualified (U) | Improved | * SMYDER GEORGE | * THOMAS L SMYDER | Link (Clerk) |

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

## Map




## Photos



Print Photos

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

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/4/2025, 8:13:13 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03875-010-002 |
| **Prop ID** | 15098 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233218.11 |
| **Subdivision** | |
| **Legal Description** | COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DEG E 274.16 FT S 87 DEG W 858.10 FT N 3 DEG W 274.16 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 2 LESS COM NE COR OF NW/14 OF (Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | TMBR SI 80-89 (05500) |
| **Sec/Twp/Rng** | 17-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 5.39 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $1,884 |
| Land Value | $0 |
| Land Agricultural Value | $1,967 |
| Agricultural (Market) Value | $118,580 |
| Just (Market) Value | **$120,464** |
| Assessed Value | $3,851 |
| Exempt Value | $0 |
| Taxable Value | $3,851 |
| Maximum Save Our Homes Portability | $0 |

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

## Valuation

| Certified Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Just Market Value | $120,464 | $120,464 | $109,684 | $50,394 | $39,614 |
| Land Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $118,580 | $118,580 | $107,800 | $48,510 | $37,730 |
| Agricultural Classified Value | $1,967 | $1,967 | $1,967 | $1,967 | $1,967 |
| Improvement Value | $1,884 | $1,884 | $1,884 | $1,884 | $1,884 |
| Non School Assessed Value | $3,851 | $3,851 | $3,851 | $3,851 | $3,851 |
| School Assessed Value | $3,851 | $3,851 | $3,851 | $3,851 | $3,851 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $3,851 | $3,851 | $3,851 | $3,851 | $3,851 |
| School Taxable Value | $3,851 | $3,851 | $3,851 | $3,851 | $3,851 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |

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

## TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 5500 | TIMBER 2 | 5.39 | 234788.4 | 0 | 0 | PD-R |

## Building Information

| | | | |
|---|---|---|---|
| **Type** | SOH MISC | **Heat** | |
| **Total Area** | 1 | **HC&V** | |
| **Heated Area** | | **HVAC** | |
| **Exterior Walls** | | **Bathrooms** | |
| **Interior Walls** | | **Bedrooms** | |
| **Roofing** | | **Total Rooms** | |
| **Roof Type** | | **Stories** | 1.0 |
| **Frame** | | **Actual Year Built** | 0 |
| **Floor Cover** | | **Effective Year Built** | 1999 |

## Sub Area

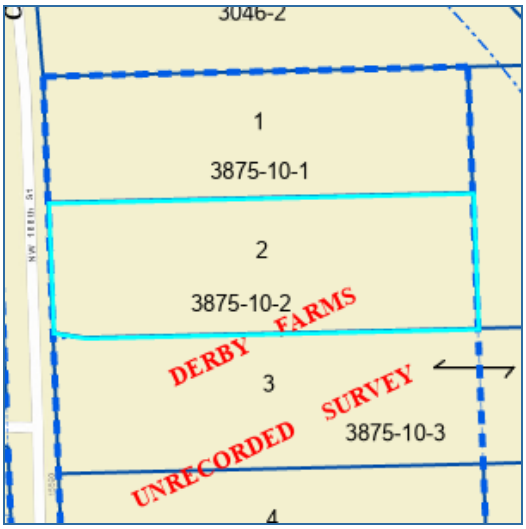
| Type | Description | Sq. Footage | Act Year | Eff Year | Quality | Imprv Use | Imprv Use Descr |
|---|---|---|---|---|---|---|---|
| 2420 | WELL/SEPT | 1 | 1999 | 1999 | | R5 | RES |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 8/14/2019 | $1,067,800 | MS | 4710 | 1727 | Qualified (Q) | Improved | GOLDEN POND FARMS INC | JTFA LLC | Link (Clerk) |
| 5/17/2000 | $100 | MS | 2293 | 2098 | Unqualified (U) | Improved | * CHARLES SMYDER | GOLDEN POND FARMS INC | Link (Clerk) |
| 5/11/2000 | $100 | MS | 2293 | 2092 | Unqualified (U) | Improved | * SMYDER CURTIS | * CHARLES SMYDER | Link (Clerk) |
| 4/25/2000 | $100 | MS | 2293 | 2095 | Unqualified (U) | Improved | * WELLS EVELYN S | * SMYDER CURTIS | Link (Clerk) |
| 4/11/2000 | $100 | MS | 2293 | 2089 | Unqualified (U) | Improved | * THOMAS L SMYDER | * WELLS EVELYN S | Link (Clerk) |
| 4/11/2000 | $100 | MS | 2293 | 2086 | Unqualified (U) | Improved | * SMYDER GEORGE | * THOMAS L SMYDER | Link (Clerk) |

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

## Map




## Photos



Print Photos

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

# Detail by Entity Name

Florida Limited Liability Company
AYLA, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L20000332217 |
| **FEI/EIN Number** | 85-3689629 |
| **Date Filed** | 10/20/2020 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

**Mailing Address**

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

**Registered Agent Name & Address**

LERNER, KEITH E
14276 SW 4th Place
Newberry, FL 32669

Address Changed: 01/15/2025

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

LERNER, KEITH E
14276 SW 4th Place
Newberry, FL 32669

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 01/25/2023 |

| | |
|---|---|
| 2024 | 02/09/2024 |
| 2025 | 01/15/2025 |

**Document Images**

| | |
|---|---|
| 01/15/2025 -- ANNUAL REPORT | View image in PDF format |
| 02/09/2024 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/28/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/14/2021 -- ANNUAL REPORT | View image in PDF format |
| 10/20/2020 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations






# Detail by Entity Name

Florida Limited Liability Company
FIRST COAST ROAD RANGERS, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L07000015548 |
| **FEI/EIN Number** | 20-8012526 |
| **Date Filed** | 02/09/2007 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | REINSTATEMENT |
| **Event Date Filed** | 01/11/2011 |

**Principal Address**

11461 BOOTE BLVD
Jacksonville, FL 32218

Changed: 08/31/2020

**Mailing Address**

11461 BOOTE BLVD
Jacksonville, FL 32218

Changed: 08/31/2020

**Registered Agent Name & Address**

Adkison, Donald Marshall
11461 BOOTE BLVD
Jacksonville, FL 32218

Name Changed: 08/04/2020

Address Changed: 08/31/2020

**Authorized Person(s) Detail**

**Name & Address**

Title Manager

Adkison, Donald Marshall
11461 BOOTE BLVD
Jacksonville, FL 32218

Title CFO

MIECKOWSKI, CHRISTIAN
11461 BOOTE BLVD
Jacksonville, FL 32218

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 02/09/2023 |
| 2024 | 01/31/2024 |
| 2025 | 04/30/2025 |

**Document Images**

| | |
|---|---|
| 04/30/2025 -- ANNUAL REPORT | View image in PDF format |
| 01/31/2024 -- ANNUAL REPORT | View image in PDF format |
| 07/20/2023 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 02/09/2023 -- ANNUAL REPORT | View image in PDF format |
| 09/12/2022 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 01/22/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/18/2021 -- ANNUAL REPORT | View image in PDF format |
| 08/31/2020 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 08/04/2020 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 06/04/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/02/2019 -- ANNUAL REPORT | View image in PDF format |
| 03/05/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/16/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/22/2016 -- ANNUAL REPORT | View image in PDF format |
| 02/05/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/19/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/02/2013 -- ANNUAL REPORT | View image in PDF format |
| 02/06/2012 -- ANNUAL REPORT | View image in PDF format |
| 01/11/2011 -- REINSTATEMENT | View image in PDF format |
| 04/09/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/23/2008 -- ANNUAL REPORT | View image in PDF format |
| 02/09/2007 -- Florida Limited Liability | View image in PDF format |






# Detail by Entity Name

Florida Limited Liability Company
JACK'S SMALL ENGINE REPAIR LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L08000037369 |
| **FEI/EIN Number** | 26-2774283 |
| **Date Filed** | 04/14/2008 |
| **Effective Date** | 04/11/2008 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

16530 NW US 441
ALACHUA, FL 32615

**Mailing Address**

16530 NW US 441
ALACHUA, FL 32615

**Registered Agent Name & Address**

McDaniel, Maurice T
18581 High Springs Main Street
HIGH SPRING, FL 32643

Name Changed: 03/22/2021

Address Changed: 03/22/2021

**Authorized Person(s) Detail**

**Name & Address**

Title MGRM

SINGLETON, MARK
16530 NW US 441
ALACHUA, FL 32615

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 02/27/2023 |
| 2024 | 01/30/2024 |

2025 01/21/2025

**Document Images**

| | |
|---|---|
| 01/21/2025 -- ANNUAL REPORT | View image in PDF format |
| 01/30/2024 -- ANNUAL REPORT | View image in PDF format |
| 02/27/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/30/2022 -- ANNUAL REPORT | View image in PDF format |
| 03/22/2021 -- ANNUAL REPORT | View image in PDF format |
| 05/14/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/09/2019 -- ANNUAL REPORT | View image in PDF format |
| 02/09/2018 -- ANNUAL REPORT | View image in PDF format |
| 02/17/2017 -- ANNUAL REPORT | View image in PDF format |
| 02/10/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/15/2015 -- ANNUAL REPORT | View image in PDF format |
| 02/26/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/16/2013 -- ANNUAL REPORT | View image in PDF format |
| 01/06/2012 -- ANNUAL REPORT | View image in PDF format |
| 05/18/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2010 -- ANNUAL REPORT | View image in PDF format |
| 09/10/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/14/2008 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

# Detail by Entity Name

Florida Limited Liability Company
JTFA LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L19000180416 |
| **FEI/EIN Number** | 84-2523807 |
| **Date Filed** | 07/12/2019 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

**Mailing Address**

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

**Registered Agent Name & Address**

LERNER, KEITH
14276 SW 4th Place
Newberry, FL 32669

Address Changed: 01/15/2025

**Authorized Person(s) Detail**

**Name & Address**

Title AMBR

LERNER, KEITH
14276 SW 4th Place
Newberry, FL 32669

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 01/25/2023 |

| | |
|---|---|
| 2024 | 02/09/2024 |
| 2025 | 01/15/2025 |

**Document Images**

| | |
|---|---|
| 01/15/2025 -- ANNUAL REPORT | View image in PDF format |
| 02/09/2024 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/14/2021 -- ANNUAL REPORT | View image in PDF format |
| 01/13/2020 -- ANNUAL REPORT | View image in PDF format |
| 07/12/2019 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

Search > Account Summary

# Real Estate Account #03046 003 005

**Owner:**
JTFA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$233.87**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |
| 2020 Annual Bill | $0.00 |

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|---|---|
| 2020 Annual Bill | Print (PDF) |
| 2019 Annual Bill | $0.00 Print (PDF) |
| 2018 Annual Bill | $0.00 Print (PDF) |
| 2017 Annual Bill | $0.00 Print (PDF) |
| 2016 Annual Bill | $0.00 Print (PDF) |
| 2015 Annual Bill | $0.00 Print (PDF) |
| 2014 Annual Bill | $0.00 Print (PDF) |
| 2013 Annual Bill | $0.00 Print (PDF) |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03042 050 004

**Owner:**
JTFA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$541.47**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |
| 2020 Annual Bill | $0.00 |

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|---|---|
| 2020 Annual Bill | Print (PDF) |
| 2019 Annual Bill | $0.00 Print (PDF) |
| 2018 Annual Bill | $0.00 Print (PDF) |
| 2017 Annual Bill | $0.00 Print (PDF) |
| 2016 Annual Bill | $0.00 Print (PDF) |
| 2015 Annual Bill | $0.00 Print (PDF) |
| 2014 Annual Bill | $0.00 Print (PDF) |
| 2013 Annual Bill | $0.00 Print (PDF) |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

| | |
|---|---|
| **Certificate #533** | |
| | **Paid $10,102.20** |
| **2022 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2021 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2020 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2019 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2018 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2017 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2016 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2015 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2014 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2013 Annual Bill** ⓘ | $0.00 |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03042 050 010

**Owner:**
JACK'S SMALL ENGINE REPAIR LLC

**Situs:**
16530 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser



Get bills by email

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **02/04/2026** for **$4,592.24**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 |
| | Print (PDF) |
| 2024 | |
| 2024 Installment Bill #4 | $0.00 |
| | Print (PDF) |
| 2024 Installment Bill #3 | $0.00 |
| | Print (PDF) |
| 2024 Installment Bill #2 | $0. |
| | Print (PDF) |
| 2024 Installment Bill #1 | $0.00 |

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|---|---|
| 2024 Installment Bill #1 | |
| | Print (PDF) |
| Certificate #587 | |
| | **Paid $4,681.70** |
| 2023 | |
| 2023 Installment Bill #4 | $0.00 |
| | Print (PDF) |
| 2023 Installment Bill #3 | $0.00 |
| | Print (PDF) |
| 2023 Installment Bill #2 | $0.00 |
| | Print (PDF) |
| 2023 Installment Bill #1 | $0.00 |
| | Print (PDF) |
| | **Paid $4,673.21** |
| 2022 Annual Bill | $0.00 |
| | Print (PDF) |
| 2021 Annual Bill | $0.00 |
| | Print (PDF) |
| 2020 Annual Bill | $0.00 |
| | Print (PDF) |
| 2019 Annual Bill | $0.00 |
| | Print (PDF) |
| 2018 Annual Bill | $0.00 |
| | Print (PDF) |
| 2017 Annual Bill | $0.00 |
| | Print (PDF) |
| 2016 Annual Bill | $0.00 |
| | Print (PDF) |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03042 050 005

**Owner:**
JTFA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



**Get bills by email**

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$305.13**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |
| 2020 Annual Bill | $0.00 |

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|---|---|
| 2020 Annual Bill | Print (PDF) |
| 2019 Annual Bill | $0.00<br>Print (PDF) |
| 2018 Annual Bill | $0.00<br>Print (PDF) |
| 2017 Annual Bill | $0.00<br>Print (PDF) |
| 2016 | |
| 2016 Annual Bill | $0.00<br>Print (PDF) |
| Refund | |
| | **Paid $238.07** |
| 2015 Annual Bill | $0.00<br>Print (PDF) |
| 2014 Annual Bill | $0.00<br>Print (PDF) |
| 2013 Annual Bill | $0.00<br>Print (PDF) |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03042 050 003

**Owner:**
FIRST COAST ROAD RANGERS LLC

**Situs:**
16554 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser



**Get bills by email**

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **02/03/2026** for **$8,665.71**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| **2025 Annual Bill** | $0.00 |
| | Print (PDF) |
| **2024** | |
| **2024 Annual Bill** | $0.00 |
| | Print (PDF) |
| **Certificate #586** | |
| | **Paid $9,984.8** |
| **2023** | |
| **2023 Annual Bill** | $0.00 |
| | Print (PDF) |

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|---|---|
| Certificate #533 | |
| | **Paid $10,102.20** |
| 2022 Annual Bill ⓘ | $0.00<br>Print (PDF) |
| 2021 Annual Bill ⓘ | $0.00<br>Print (PDF) |
| 2020 Annual Bill ⓘ | $0.00<br>Print (PDF) |
| 2019 Annual Bill ⓘ | $0.00<br>Print (PDF) |
| 2018 Annual Bill ⓘ | $0.00<br>Print (PDF) |
| 2017 Annual Bill ⓘ | $0.00<br>Print (PDF) |
| 2016 Annual Bill ⓘ | $0.00<br>Print (PDF) |
| 2015 Annual Bill ⓘ | $0.00<br>Print (PDF) |
| 2014 Annual Bill ⓘ | $0.00<br>Print (PDF) |
| 2013 Annual Bill ⓘ | $0.00 |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03042 051 001

**Owner:**
AYLA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$73.09**.

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |
| 2020 Annual Bill | $0.00 |

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| | Print (PDF) |
| **2019 Annual Bill** | $0.00<br>Print (PDF) |
| **2018 Annual Bill** | $0.00<br>Print (PDF) |
| **2017 Annual Bill** | $0.00<br>Print (PDF) |
| **2016 Annual Bill** | $0.00<br>Print (PDF) |
| **2015 Annual Bill** | $0.00<br>Print (PDF) |
| **2014 Annual Bill** | $0.00<br>Print (PDF) |
| **2013 Annual Bill** | $0.00<br>Print (PDF) |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03046 003 000

**Owner:**
JTFA LLC

**Situs:**
16650 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

**Get bills by email**

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$1,116.65**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |

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| **2020 Annual Bill** | $0.00 | Print (PDF) |
| **2019 Annual Bill** | $0.00 | Print (PDF) |
| **2018 Annual Bill** | $0.00 | Print (PDF) |
| **2017 Annual Bill** | $0.00 | Print (PDF) |
| **2016 Annual Bill** | $0.00 | Print (PDF) |
| **2015 Annual Bill** | $0.00 | Print (PDF) |
| **2014 Annual Bill** | $0.00 | Print (PDF) |
| **2013 Annual Bill** | $0.00 | Print (PDF) |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03046 003 001

**Owner:**
JTFA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



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## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |
| 2020 Annual Bill | $0.00 |

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|---|---|
| 2020 Annual Bill | Print (PDF) |
| 2019 Annual Bill | $0.00 Print (PDF) |
| 2018 Annual Bill | $0.00 Print (PDF) |
| 2017 Annual Bill | $0.00 Print (PDF) |
| 2016 Annual Bill | $0.00 Print (PDF) |
| 2015 Annual Bill | $0.00 Print (PDF) |
| 2014 Annual Bill | $0.00 Print (PDF) |
| 2013 Annual Bill | $0.00 Print (PDF) |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03046 003 002

**Owner:**
JTFA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



**Get bills by email**

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |
| 2020 Annual Bill | $0.00 |

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| 2020 Annual Bill | Print (PDF) |
| 2019 Annual Bill | $0.00 Print (PDF) |
| 2018 Annual Bill | $0.00 Print (PDF) |
| 2017 Annual Bill | $0.00 Print (PDF) |
| 2016 Annual Bill | $0.00 Print (PDF) |
| 2015 Annual Bill | $0.00 Print (PDF) |
| 2014 Annual Bill | $0.00 Print (PDF) |
| 2013 Annual Bill | $0.00 Print (PDF) |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03046 003 003

**Owner:**
JTFA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

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## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |
| 2020 Annual Bill | $0.00 |

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| 2020 Annual Bill | | Print (PDF) |
| 2019 Annual Bill | $0.00 | Print (PDF) |
| 2018 Annual Bill | $0.00 | Print (PDF) |
| 2017 Annual Bill | $0.00 | Print (PDF) |
| 2016 Annual Bill | $0.00 | Print (PDF) |
| 2015 Annual Bill | $0.00 | Print (PDF) |
| 2014 Annual Bill | $0.00 | Print (PDF) |
| 2013 Annual Bill | $0.00 | Print (PDF) |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03046 003 004

**Owner:**
JTFA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |
| 2020 Annual Bill | $0.00 |

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|---|---|
| 2020 Annual Bill | Print (PDF) |
| 2019 Annual Bill | $0.00 Print (PDF) |
| 2018 Annual Bill | $0.00 Print (PDF) |
| 2017 Annual Bill | $0.00 Print (PDF) |
| 2016 Annual Bill | $0.00 Print (PDF) |
| 2015 Annual Bill | $0.00 Print (PDF) |
| 2014 Annual Bill | $0.00 Print (PDF) |
| 2013 Annual Bill | $0.00 Print (PDF) |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03875 001 001

**Owner:**
JTFA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



**Get bills by email**

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$283.84**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| **2025 Annual Bill** | $0.00 |
| | Print (PDF) |
| **2024 Annual Bill** | $0.00 |
| | Print (PDF) |
| **2023 Annual Bill** | $0.00 |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03875 010 001

**Owner:**
JTFA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$38.15**.

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |
| 2020 Annual Bill | $0.00 |

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|---|---|
| | Print (PDF) |
| **2019 Annual Bill** | $0.00<br>Print (PDF) |
| **2018 Annual Bill** | $0.00<br>Print (PDF) |
| **2017 Annual Bill** | $0.00<br>Print (PDF) |
| **2016 Annual Bill** | $0.00<br>Print (PDF) |
| **2015 Annual Bill** | $0.00<br>Print (PDF) |
| **2014 Annual Bill** | $0.00<br>Print (PDF) |
| **2013 Annual Bill** | $0.00<br>Print (PDF) |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

# Real Estate Account #03875 010 002

**Owner:**
JTFA LLC

**Situs:**
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$80.48**.

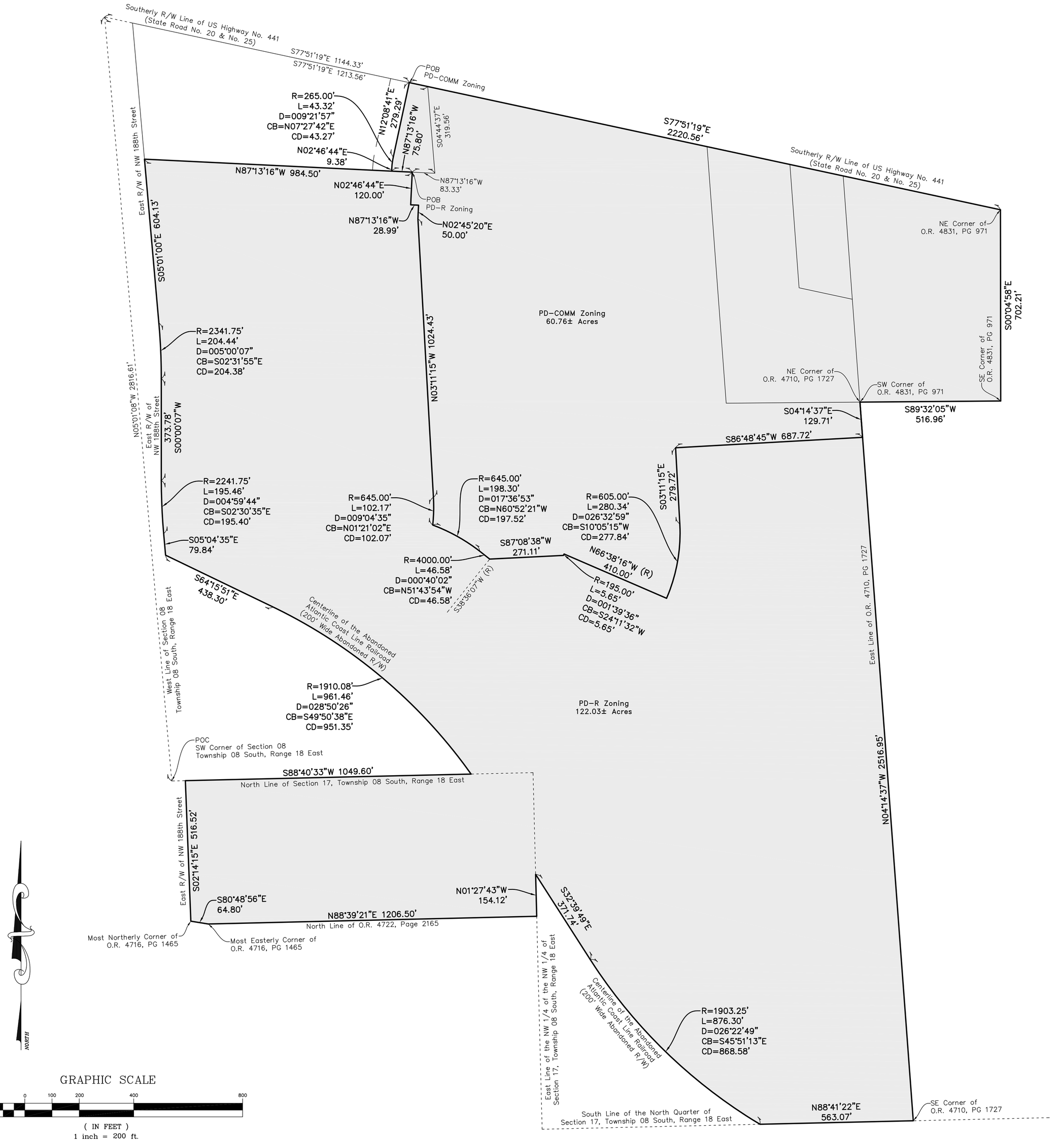
## Account History

| BILL | AMOUNT DUE |
|---|---|
| 2025 Annual Bill | $0.00 Print (PDF) |
| 2024 Annual Bill | $0.00 Print (PDF) |
| 2023 Annual Bill | $0.00 Print (PDF) |
| 2022 Annual Bill | $0.00 Print (PDF) |
| 2021 Annual Bill | $0.00 Print (PDF) |
| 2020 Annual Bill | $0.00 |

| | |
|---|---|
| | Print (PDF) |
| **2019 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2018 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2017 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2016 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2015 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2014 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2013 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2012 Annual Bill** ⓘ | $0.00<br>Print (PDF) |
| **2011 Annual Bill** ⓘ | $0.00 |

## Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.




## Legal Description

PD–COMM ZONING

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT–OF–WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON–TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT–OF–WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

PD–R ZONING

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT–OF–WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT–OF–WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT–OF–WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT–OF–WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT–OF–WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT–OF–WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT–OF–WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51'13" EAST, 868.58 FEET); THENCE NORTH 88°41'22" EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14'37" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON–TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

## Surveyor's Notes

1. The bearings shown hereon are based upon the West line of Section 08, Township 08 South, Range 18 East as being North 05 Degrees, 01 Minute, 08 Seconds West.
2. The distances shown are in feet and are in the horizontal plane.
3. No search of the public records has been conducted by this office.
4. This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless accompanied by an electronic signature in accordance with Chapter 5J–17.062, Florida Administrative Code.
5. Abbreviations:

| | |
|---|---|
| POC | Point of Commencement |
| POB | Point of Beginning |
| Sec | Section |
| Twn | Township |
| Rng | Range |
| PB | Plat Book |
| ORB | Official Records Book |
| Pg(s) | Page or Pages |
| R/W | Right–of–Way |
| R | Radius |
| L | Arc Length |
| D | Delta (Central) Angle |
| CB | Chord Bearing |
| CD | Chord Distance |
| (R) | Radial |

Jared Rogers
Professional Surveyor and Mapper
State of Florida License No. 6687
Corporate Authorization No. LB 2389

THIS IS NOT A SURVEY

Legal Description and Sketch Prepared for: Rise Partners

eda consultants inc.
LB 2389
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, Florida 32601
TEL. (352) 373-3541
E-MAIL: mail@edafl.com

| | |
|---|---|
| Project: | 2025–0060.P01 |
| Date: | 10/15/2025 |
| Sheet: | 1 of 1 |
| Scale: | 1"=200' |

PD-COMM ZONING
eda PROJECT No. 2025-0060.P01
OCTOBER 15, 2025

LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE

NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

PD-R ZONING
eda PROJECT No. 2025-0060.P01
SEPTEMBER 18, 2025

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49"

EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22’49”, A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51’13” EAST, 868.58 FEET); THENCE NORTH 88°41’22” EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14’37” WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48’45” WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11’15” EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

# NOTICE OF NEIGHBORHOOD WORKSHOP

**Date**: Wednesday, September 24, 2025

**Time**: 6:00 p.m.

**Place**: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Fl 32615

**Contact:** eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes for all or a portion of 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004) from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI). There is also a proposed Planned Development – Residential (PD-R) zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). These properties are generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



# PUBLIC NOTICE

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI) on 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004). There is also a proposed PD-R zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). This property is generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, September 24, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants, inc.

**Contact:** eda consultants, inc.
**Phone:** 352-373-3541
**E-mail:** permitting@edafl.com

(Published: Alachua County Today - September 04, 2025)

# PUBLIC NOTICE

## Neighborhood Meeting – Alachua Solar I Project

Alachua Solar I, LLC invites the public to attend a Neighborhood Meeting to discuss the proposed Alachua Solar I project, a planned 7.0 MW DC / 5.0 MW AC ground-mounted solar energy facility to be located on approximately 38 acres located at the City of Alachua Wastewater Treatment Plant property.

The purpose of the Neighborhood Meeting is to provide nearby property owners and interested members of the public an opportunity to:
- Learn more about the proposed solar project;
- Ask questions directly to the project representatives;
- Provide early input and feedback on the development.

Meeting Details:
- Date: Thursday, September 18th, 2025
- Time: 5:00 PM to 7:30 PM
- Location: 13302 Progress Blvd. Alachua, FL 32615 (Project Site)

This meeting is intended to encourage open communication between the project stakeholders, nearby property owners, and the community. The Neighborhood Meeting provides an important opportunity for early public involvement and discussion.

For more information, or if you need special assistance, please contact:
Craig Fisher
Alachua Solar I, LLC
Phone: (305) 773-6993
Email: craig@morenienergy.com

(Published: Alachua County Today - August 28, September 04, and September 11, 2025)

# ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants – Neighborhood Workshop Notice - Farmlands Commerical LUC-ZON**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **September 4, 2025**.

**Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.** More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of September 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

**RAYMOND L. WISE**
**Commission # HH 687250**
**Expires April 1, 2029**

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

03038-001-000
LANG  VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

# Neighborhood Meeting - Sign-in Sheet

**Project:** Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

**Date & Time:** Wednesday, September 24, 2025, at 6:00 PM

**Location:** Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

| NAME | ADDRESS | PHONE | EMAIL |
|---|---|---|---|
| DAVID SOKERHOLM | 18525 N.W 153rd PL | 786-691-5769 | |
| Robin Hammersmith | 14617 NW 199th Ter | — | |
| Denise M Conrad | 19111 NW 157th | 521-386-5745 | denise.1fg@gmail.com |
| Rodney Coillespie | 19107 NW 151 Ave | 352.318.0137 | sandyacres82 |

# Neighborhood Meeting - Sign-in Sheet

**Project:** Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

**Date & Time:** Wednesday, September 24, 2025, at 6:00 PM

**Location:** Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

| NAME | ADDRESS | PHONE | EMAIL |
|---|---|---|---|
| DANA Noyes | 14520 NW 188th ST | 727 599 5428 | dana.noyes@icloud.com |
| STEVE LANG | 16320 NW 188th ST | 386 454 2127 | sjlang@windstream.net |
| Tamara Robbins | PO Box 2317 Alachua | | |
| KRIS LAWRENCE | 18818 NW 156 Ave | 904 260-6393 | 66lafitte@gmail.com |
| * Barbara Cloud-Workman | 1913 Vd. St. | Alachua 32615 | |
| Bryan Thomas | 6814 NW 37 Dr. 32653 | 352 316 6592 | br-thomas@CityofAlachua.com |

# Neighborhood Meeting Minutes

**Project:** Farmlands Commercial Land Use Change & Rezoning

**Meeting Date & Time:** September 24, 2025 at 6:00 p.m.

**Community Participants:** 12 participants in total (2 did not sign in)

**Project Representatives:** Clay Sweger, AICP, LEED AP – eda
Stephanie Sutton – eda
Ashley Scannella – eda
Sam Berry – Rise
Matt Phillips – Rise
Keith Lerner – Property Owner
Gerry Dedebach – NV5

**Meeting Minutes:**

The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What is the acreage of the subject property?
A: As shown on the maps on display, the future land use map change includes a reduction of 7 acres of Community Commercial land, reduction of approx. 20 acres of Moderate Density Residential land and a reduction of approx. 20 acres of Low Density Residential land. The future land use map proposes to add approx. 40 acres of Commercial land and 6 acres of Moderate Density Residential land. The zoning map proposes to reduce approx. 33 acres from PD-R and add 33 acres to Commercial Intensive. The PD-R will be amended in conjunction with these map changes.

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

Q: Will there be a stoplight put in? Where?
A: Yes, the plan is to install a new traffic light in front of the commercial area as part of the future commercial development. A traffic study will be provided and coordination and permitting with FDOT.

Q: The posted speed is too high? What can be done?

A: FDOT makes decisions related traffic speeds. We will discuss this issue with FDOT as the traffic study is prepared. The reduced speed may be a recommendation from our traffic study which will be prepared shortly.

Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size in certain labeled areas. These requirements are not proposed to change from the approved zoning.

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Will anything change in the already-approved residential Ph. 1 along the west side?
A: No, the plan is to develop Ph. 1 exactly the same as originally approved.

Q: How far is the commercial zoning area from 188th Street?
A: The commercial zoning area that's proposed is approximately 1,000 feet away from 188th Street.

Q: Will the stormwater basin still remain along 188th Street?
A: Yes, the basin will remain, as originally permitted.

Q: The access from the property to 188th Street will remain emergency-only, correct?
A: Yes, the access will be gated for emergency access only.

Q: Who are the commercial users that will be located on-site?
A: The developer is not able to announce the specific tenants at this time, but they are all national retailers and will include a variety of types to serve the public.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

# NOTICE OF NEIGHBORHOOD WORKSHOP

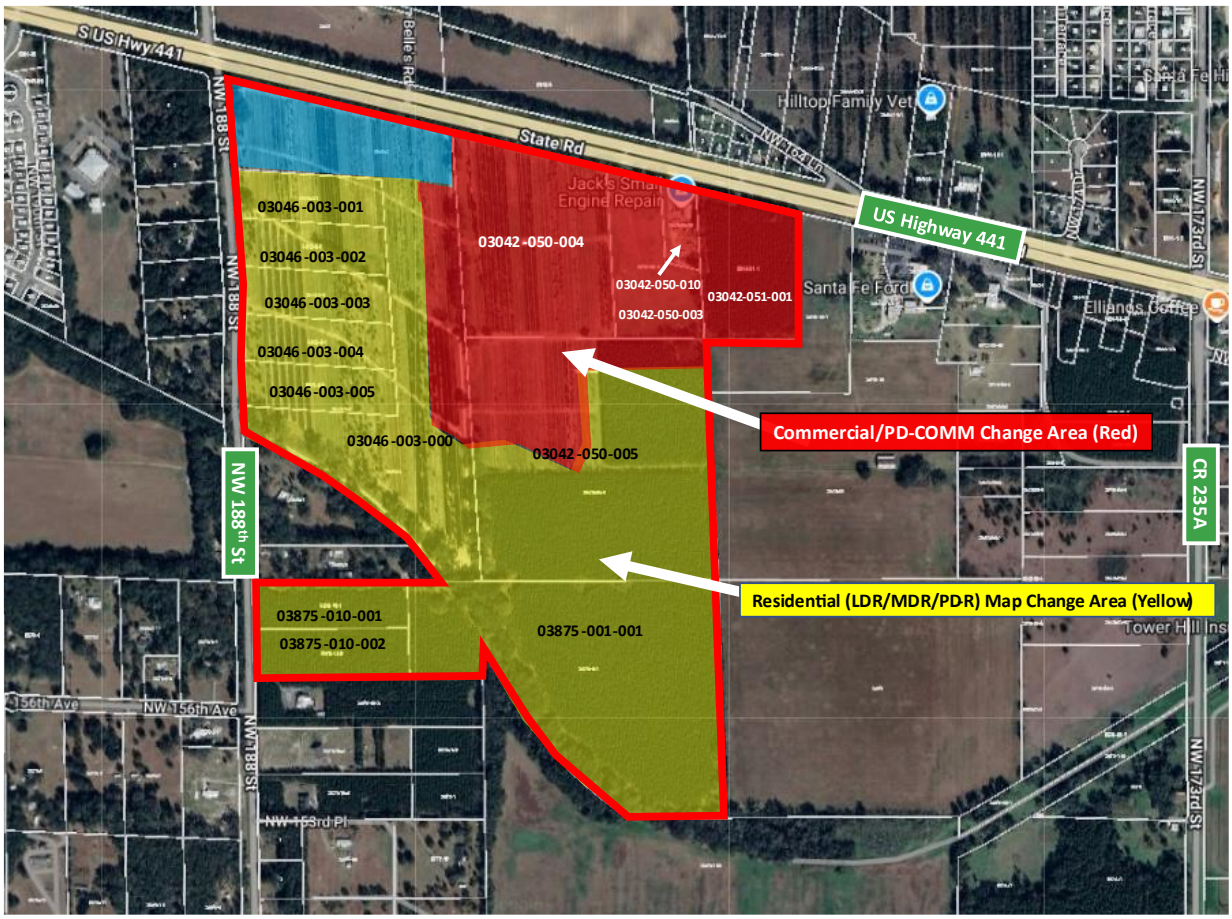
**Date**: Wednesday, October 22, 2025

**Time**: 6:00 p.m.

**Place**: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, FL 32615

**Contact:** eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



**FESTIVAL:**
*Continued from page A1*

# Festival raises funds, supports local charities

seemed easier." That nostalgic theme carried throughout the free, family-friendly festival, where attendees were encouraged to don vintage attire and join in a lively costume contest.

This year's festival was a collaborative effort between NMSO and Gainesville Street Rods, which helped raise money for charity. Nearly $2,000 was collected to support Homes 4 Heroes, while a clothing drive gathered donations for St. Francis House. Organizers said both causes benefitted significantly from the enthusiastic response of festivalgoers.

Entertainment was central to the event, with music from the 1950s and 1960s filling the streets courtesy of Newberry's Twisted H Productions. A live DJ kept energy high throughout the day, while food trucks and local vendors offered refreshments and merchandise. The highlight for many was the classic car show, billed as "awesome" by organizers, which drew car enthusiasts eager to showcase vintage rides.

While the Fabulous 50's Festival is one of NMSO's smaller events, organizers said they were encouraged by the turnout. An estimated 3,000 visitors attended, enjoying not only the festival itself but also the restaurants and shops in historic downtown Newberry.

Mack said the strong community response reaffirmed the festival's growing role in highlighting downtown as a hub for both residents and visitors. The event not only showcased local businesses but also fostered a sense of pride in Newberry's historic core.

With live music, classic cars, nostalgic costumes and charitable giving, the Fabulous 50's Festival once again blended entertainment with community spirit—leaving organizers optimistic about the festival's future as a fixture on Newberry's event calendar.

# # #

Email cwalker@alachuatoday.com



Photos special to *Alachua County Today*









CITY OF WALDO FLORIDA

## NOTICE

**QUALIFYING OFFICIALLY OPENS IN THE CITY OF WALDO ON**

**OCTOBER 6, 2025**

**SEATS OPEN ARE**

**COUNCIL Seat I (1)– TWO YEAR TERM**
**COUNCIL Seat III (3) – TWO YEAR TERM**
**COUNCIL Seat IV (4) – TWO YEAR TERM**

**THERE IS A $25.00 QUALIFYING FEE OR IN PLACE OF THE FEE THE CANDIDATE MAY SUBMIT A PETITION SIGNED BY TWENTY- FIVE REGISTERED ELECTORS OF THE CITY OF WALDO. THE PETITION MAY BE OBTAINED AT CITY HALL MONDAY THROUGH THURSDAY, 7:00A.M. -5:30 P.M. (closed Friday's) THIS PETITION MUST BE PRESENTED TO THE CLERK AFTER BEING VERIFIED IN WRITING BY THE ALACHUA COUNTY SUPERVISOR OF ELECTIONS. IN ADDITION TO THE QUALIFYING FEE THERE IS A ONE PERCENT (1%) STATE ELECTIONS ASSESSMENT OF $32.50**

**AND**

**THE CANDIDATE MUST BE A PERMANENT RESIDENT OF THE CITY OF WALDO (RESIDING WITHIN THE CORPORATE CITY BOUNDARY LINES FOR A MINIMUM OF 6 MONTHS PRIOR TO QUALIFYING DATE OF OCTOBER 6, 2025 AND A QUALIFIED ELECTOR OF THE CITY OF WALDO.**
**YOU MUST PRESENT A CURRENT VOTERS IDENTIFICATION CARD WHEN QUALIFYING.**

**City Hall hours are Monday – Thursday 7:00am-5:30pm-CLOSED FRIDAY'S**

**QUALIFYING CLOSES ON OCTOBER 16 AT 4:00PM**

(Published: Alachua County Today - October 02, 2025)

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river.basin.screen@gmail.com

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## Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, October 22, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants · inc.

**Contact**: eda consultants inc.
**Ph**: 352-373-3541
**E-mail:** permitting@edafl.com

(Published: Alachua County Today - October 02, 2025)

LISTINGS for sale

HORIZON REALTY of ALACHUA, INC. EST. 1980




GC526852 $449,900

11418 NW 161ST STREET ALACHUA

This property is the definition of peaceful! Only 11 minutes from I-75 and Hwy 441, tucked away less than a 1/2 mile down a dirt road you will find a driveway lined with mature, natural hardwoods. Amongst the beautiful twenty acres, set back from the roadway, is the existing cleared homesite.




GC519208 $2,917 month

16407 NW 174TH DR D&E ALACHUA

Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School. Well-maintained office building across from Renasant Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professional!




GC526736 $789,000

221 RILEY LAKE DRIVE HAWTHORNE

Welcome to this gorgeous 1.38 acre lakefront haven on the private spring fed Riley Lake! This Jewel is a solid custom built home in the tranquil Star Lake Forest neighborhood east of Hawthorne, Florida. This exquisite 3-bedroom, 2 1/2 bathroom home offers amazing and stunning views of Riley Lake.




GC528297 $359,900

10851 NE 109TH STREET ARCHER

This stylish 4/2 sits on a spacious 1.6-acre corner lot. The grand open floor plan includes pillared formal dining with a high dormer window for natural light, an open breakfast bar, granite counters and tiled floors throughout the home.

HORIZON REALTY OF ALACHUA, INC.
WHAT'S ON YOUR HORIZON?

CALL TO ARRANGE A TOUR TODAY
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HORIZONREALTYFL.COM

ALACHUA, FLORIDA The Good Life Community

City of ALACHUA

## NOTICE OF BOARD VACANCY

## Senior Resources

The Alachua City Commission is accepting applications for two (2) vacancies on its **Senior Resources Advisory Board**. Appointments will be for a three-year term. A minimum of three (3) members must reside in the City of Alachua, and two (2) members may be residents of the greater Alachua area. Interested applicants must be willing to attend meetings at least quarterly and have a keen interest in senior resources.

To apply, you can obtain an application and information from our website at www.cityofalachua.com or contact the City of Alachua at (386) 418-6100 to request a copy. The City must receive applications for consideration on or before October 16, 2025. You may send your application to the City Clerk's Office, P.O. Box 9, Alachua, FL 32616, or drop it off at City Hall, 15100 NW 142 Terrace.

(Published: Alachua County Today - October 02 & 09, 2025)

# ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants - 2nd Neighborhood Workshop - Farmlands Commercial LUC-ZO**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 2, 2025**.

**Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.** More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **5th day of October 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

03038-001-000
LANG  VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

# Neighborhood Meeting - Sign-in Sheet

**Project:** Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

**Date & Time:** Wednesday, October 22, 2025, at 6:00 PM

**Location:** Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

| NAME | ADDRESS | PHONE | EMAIL |
|---|---|---|---|
| DANA NOYES | 14520 NW 188th St Alachua | 720 599 5428 | dana.noyes@icloud.com |
| Robyn Smith | 14962 NW 14th St Alachua | | |
| Soorya Lindberg | | | soorya.lindberg@gmail.com |
| Gary Pappas | 16104 NW 188th St | 305 213 1121 | gmpfish@outlook.com |

# Neighborhood Meeting Minutes

**Project:** Farmlands Commercial Land Use Change & Rezoning

**Meeting Date & Time:** October 22, 2025 at 6:00 p.m.

**Community Participants:** 4 participants in total

**Project Representatives:**
Clay Sweger - eda
Sergio Reyes - eda
Stephanie Sutton - eda
Heather Hartman - eda
Keith Lerner - Property Owner
David Lerner - Property Owner
David Buckle - Foresite Group
Craig Brashier - NV5

**Meeting Minutes:**
The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What are the changes between the first workshop and the second?
A: Essentially, the change is the addition of 3 parcels along US 441 into the proposed rezoning area. In addition, the portion of the property proposed for commercial use are now proposed to be zoned 'PD-CCOMM' instead of 'Commercial Intensive.'

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

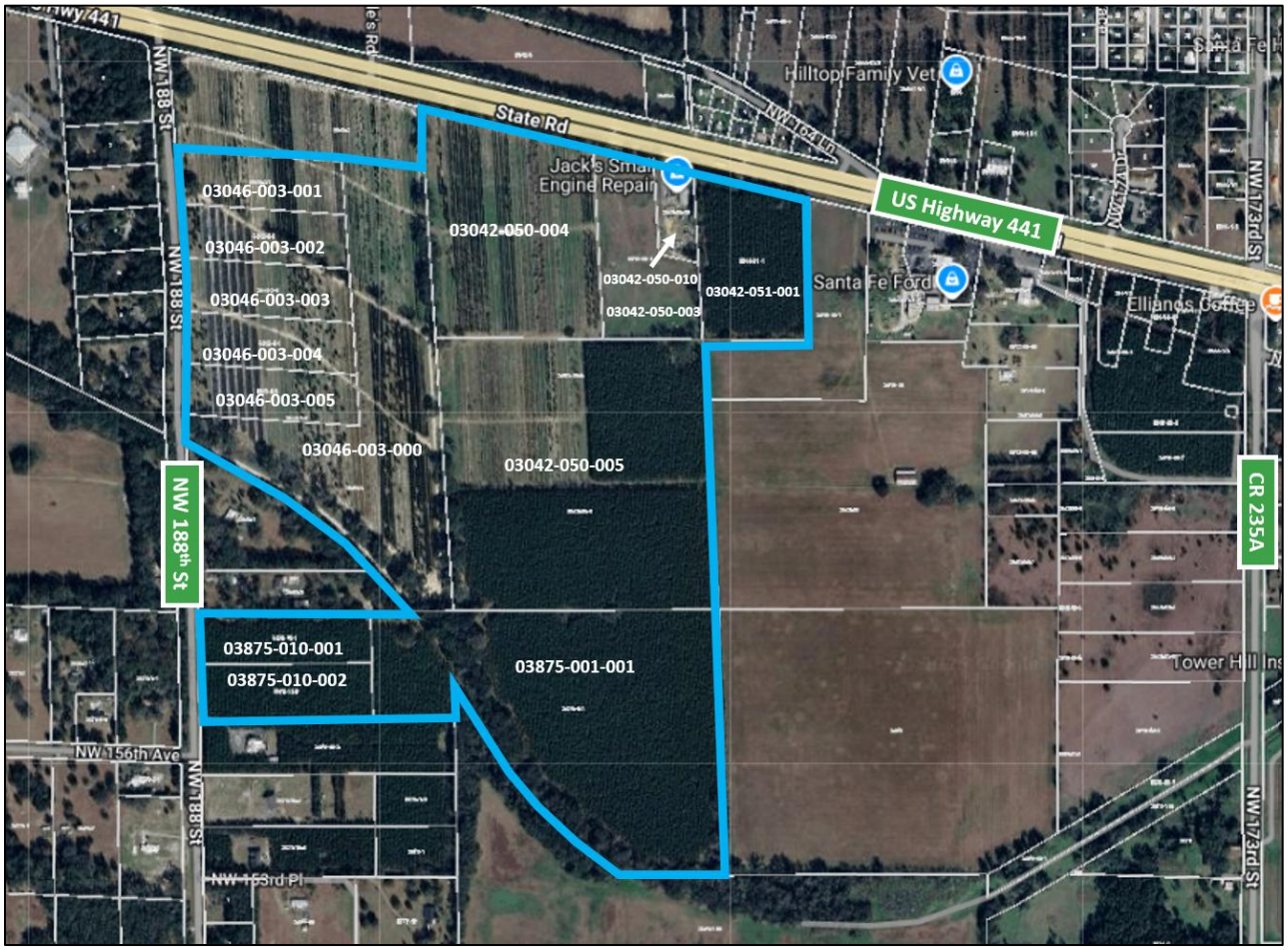
Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size. These requirements are not proposed to change from the approved zoning.

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Are there City utilities that serve the site?
A: Yes, the City serves water and sewer to the site.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

# *Rezoning Justification Report*

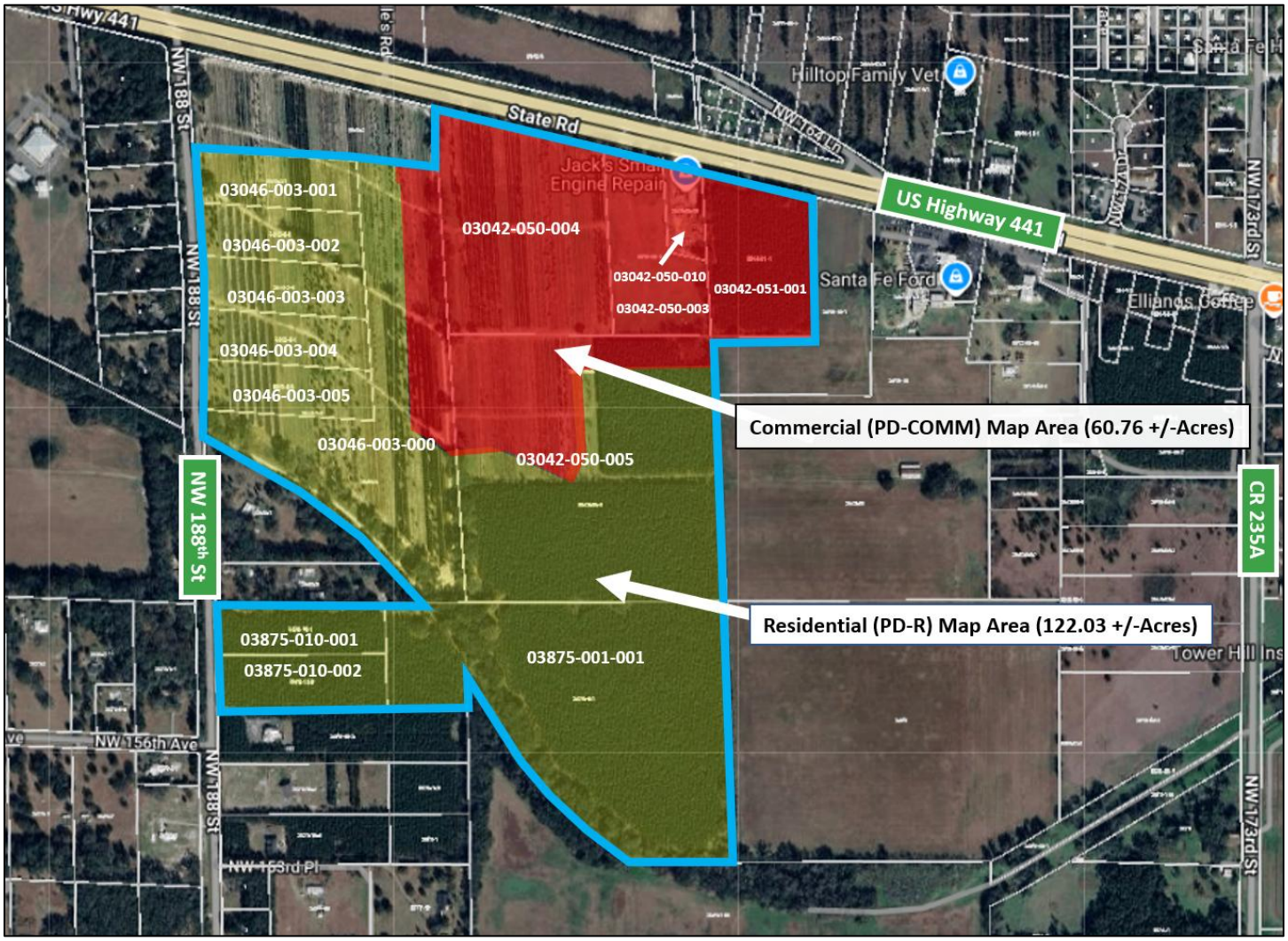



| | |
|---|---|
| Request: | A proposed rezoning from Community Commercial and Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) and amendments to an existing Planned Development-Residential (PD-R) zoning district. |
| Location: | 16400 to 18800 blocks of US Highway 441 |
| Parcel Numbers: | 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002 |
| Acreage: | ±182 Acres |
| Prepared By: | Clay Sweger, AICP, LEED AP<br>Gerry Dedenbach, AICP, LEED AP |
| Date: | January 26, 2026 Revised March 4, 2026, March 24, 2026 |

## Background

The subject property is located in the 16400-18800 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 182-acre undeveloped property, that currently is utilized as a tree farm and contains timberland.

The tax parcel numbers are 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002. The subject property is located within Section 8 & 17, Township 8, Range 18. The parcel currently is undeveloped and is classified as timber land and grazing land, according to the Alachua County Property Appraiser's records.



## Statement of Proposed Change

The property owner requests to rezone the property from Community Commercial to Planned Development-Commercial (PD-COMM) on approximately 7.0 acres, from Commercial Intensive to PD-COMM on approximately 20.45 acres, from Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) on approximately 33.31 acres. In addition, the applicant proposes amendments to an existing Planned Development-Residential (PD-R) zoning district on approximately 122.03 acres. The following tables summarize the proposed rezoning request and the associated net development scenario changes:

**Summary of Proposed Change in Zoning Map**

| Zoning District | Area (+/-) Existing | Area (+/-) Proposed | Change (+/-) |
|---|---|---|---|
| Community Commercial (CC) | 7.0 Ac. | 0.0 Ac. | -7.0 Ac. |
| Commercial Intensive (CI) | 20.45 Ac. | 0.0 Ac. | -20.45 Ac. |
| Planned Development-Residential (PD-R) | 155.34 Ac. | 122.03 Ac. | -33.31 Ac. |
| Planned Development-Commercial (PD-COMM) | 0.0 Ac. | 60.76 Ac. | +60.76 Ac. |

**Summary of Proposed Rezoning (From / To)**

| Zoning Districts | Acreage (+/-) |
|---|---|
| Community Commercial to PD-COMM | 7.0 |
| Commercial Intensive to PD-COMM | 20.45 |
| PD-R to PD-COMM | 33.31 |
| PD-R Amendment | 122.03 |
| **Total** | **182.79** |

**Summary of Change in Zoning Scenario (Existing vs. Proposed)**

**Existing Zoning Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| CC & CI | 27.45 | 0.5 FAR[1]<br>15 DUA[2] | 597,861 SF<br>411 Units |
| PD-R | 155.34 | 1.77 DUA | 275 Units |
| **Total** | **182.79** | | **597,861 SF / 686 Units** |

**Proposed Zoning Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| Planned Development-Commercial (PD-COMM) | 60.76 | 0.17 FAR[3] | 450,000 SF |
| Planned Development-Residential (PD-R) | 122.03 | 1.66 DUA | 203 Units |
| **Total** | **182.79** | | **450,000 SF / 203 Units** |

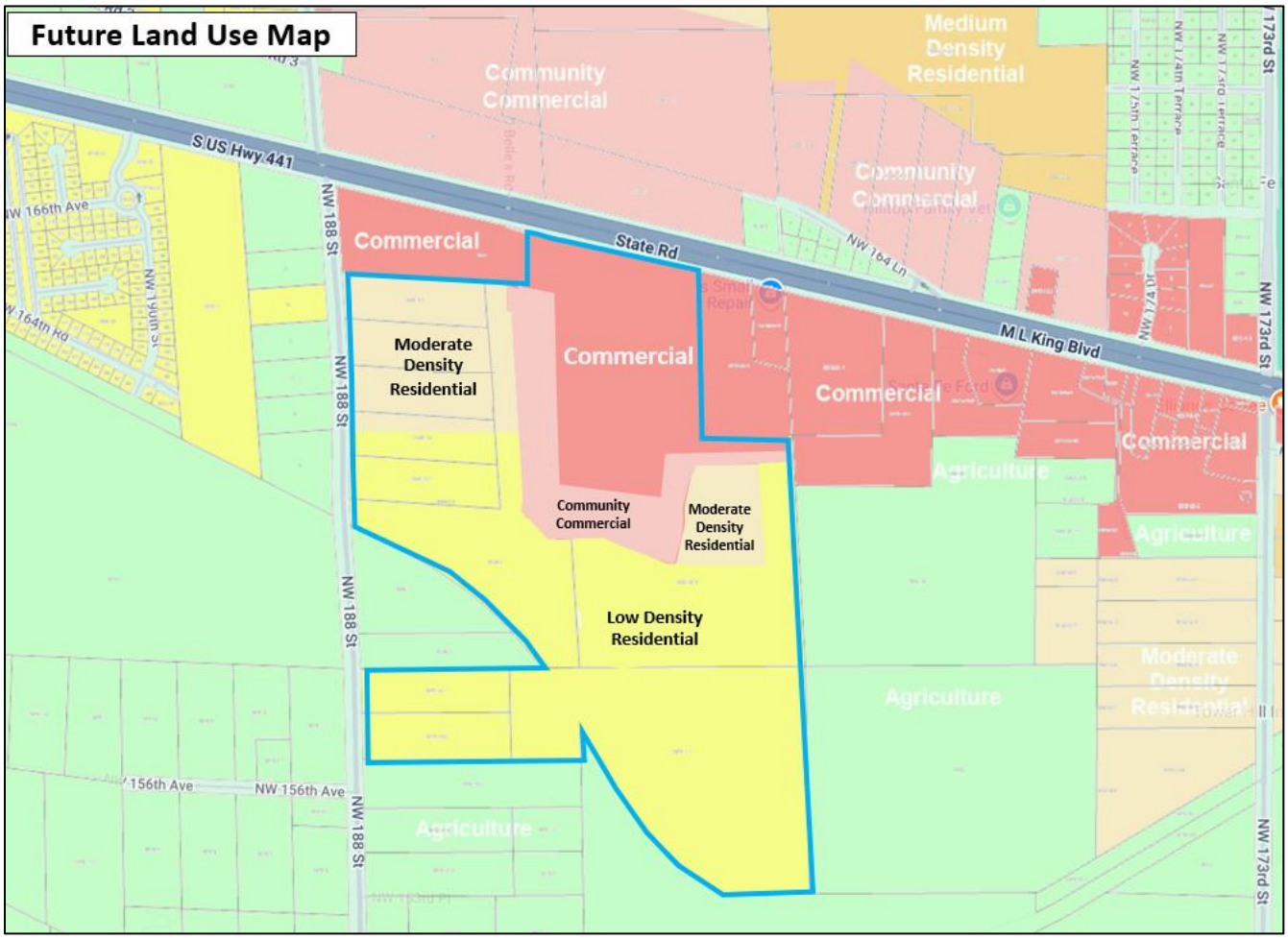
[1] *FAR per Comprehensive Plan*
[2] *DUA allowed per LDR Table 5.1-4*
[3] *FAR per proposed PD-COMM zoning for Site*

**Net Change**

| | | | |
|---|---|---|---|
| Non-Residential | **-147,861 SF** | Residential | **-483 Units** |

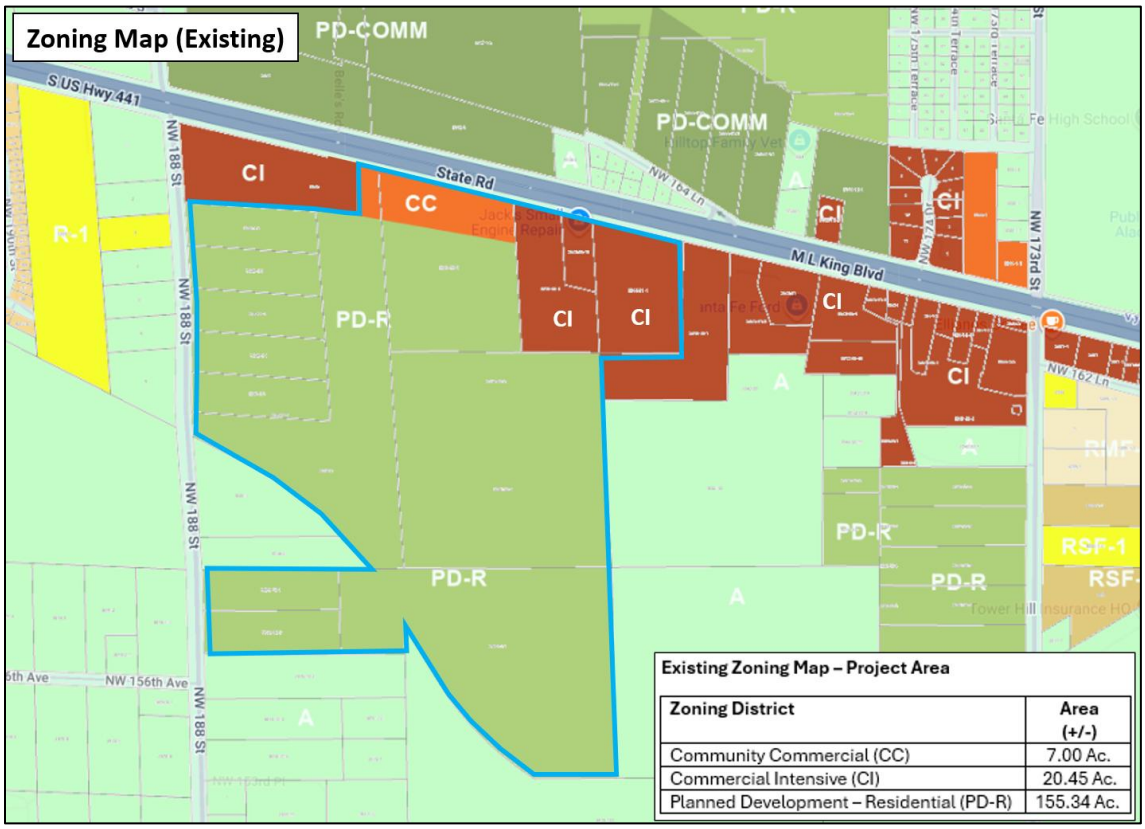
The proposed rezoning will result in zoning districts that are compatible with the underlying Future Land Use map designations of Commercial, Community Commercial, Medium Density Residential and Low Density Residential.

The Future Land Use Map (including proposed FLUM amendments) for the project site and surrounding area is illustrated below:



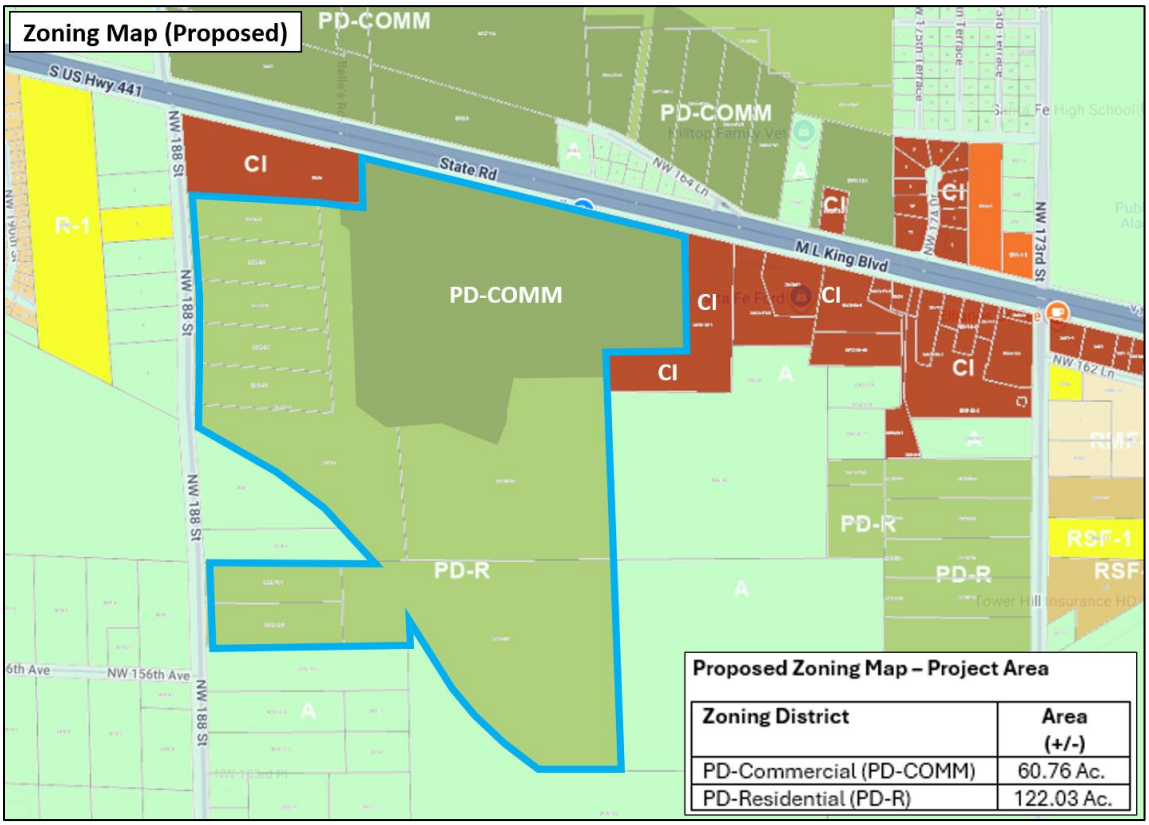

The subject parcel has Commercial, Community Commercial, Moderate and Low Density Residential future land use designations (with amendments proposed concurrently and consistent with the rezoning request) and is bounded by a mix of commercial and residential designations, including to the north and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation. Portions of land to the east, south and west of the property have an agriculture future land use designation.

The existing and proposed Zoning Maps for the project site and surrounding area are shown on the following page:




**Existing Zoning Map – Project Area**

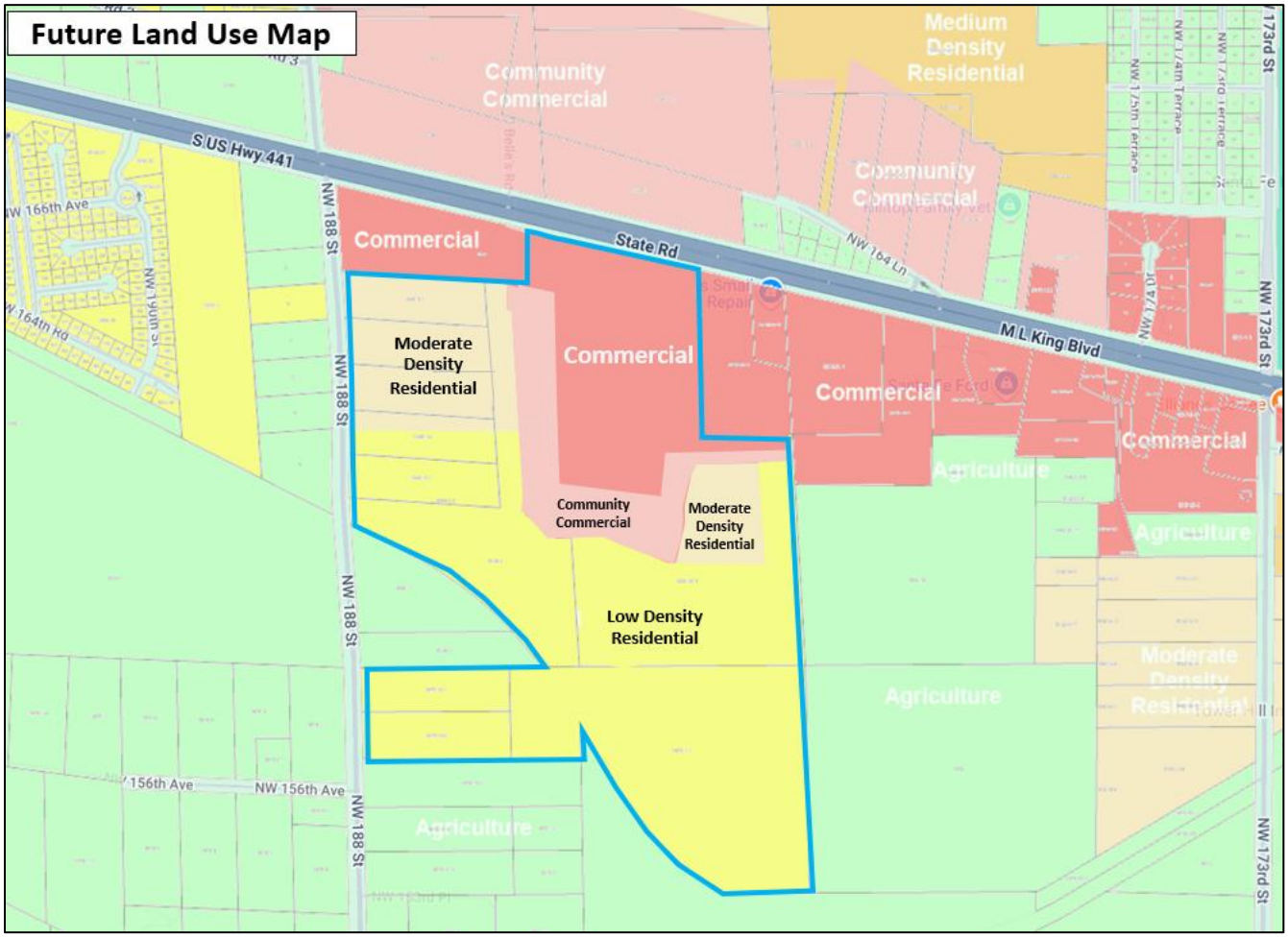
| Zoning District | Area (+/-) |
|---|---|
| Community Commercial (CC) | 7.00 Ac. |
| Commercial Intensive (CI) | 20.45 Ac. |
| Planned Development – Residential (PD-R) | 155.34 Ac. |




**Proposed Zoning Map – Project Area**

| Zoning District | Area (+/-) |
|---|---|
| PD-Commercial (PD-COMM) | 60.76 Ac. |
| PD-Residential (PD-R) | 122.03 Ac. |

The proposed rezoning would amend the City of Alachua Zoning Map to place Planned Development zoning designations consistent with the requested future land use map designation of Commercial, Community Commercial, Moderate Density Residential, and Low Density Residential on the property. The proposed Future Land Use Map amendment, is illustrated below:




The City of Alachua Comprehensive Plan Future Land Use Element describes the Commercial future land use category as shown below, with desired uses in bold:

***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.*

***Policy 1.3.a: Community Commercial:*** *The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:*

*1. Neighborhood commercial establishments;*
*2. Residential/offices and live-work units;*
*3. Business and professional offices;*
*4. Personal services;*
*5. Financial institutions;*
*6. Retail sales and services that serve the community;*
*7. Eating establishments;*
*8. Indoor recreation/entertainment;*
*9. Single-family and multi-family residential above first floor commercial uses;*
*10. Visitor accommodations;*
*11. Supporting community services such as schools, houses of worship, parks, and community centers;*
*12. Traditional Neighborhood Planned Developments;*
*13. Single family attached units;*
*14. Apartments and townhomes; and,*
*15. Duplexes and quadplexes.*

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

The permitted uses in the Commercial and Community Commercial future land use categories listed above are consistent with the permitted use identified in the Planned Development-Commercial (PD-COMM) zoning application for the subject property. More specifically, the PD-COMM zoning request includes a list of permitted uses that include some of the permitted uses identified above.

The proposed rezoning would also amend the property's existing Planned Development – Residential (PD-R) zoning to be consistent with the amended future land use map designation of Moderate and Low Density Residential. The Moderate and Low Density Residential future land use designation allow a variety of residential use types compatible with the surrounding development pattern in the vicinity, including single family detached units.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate and Low Density future land use categories as shown below, with desired uses in bold:

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

*The following uses are allowed in the Moderate Density Residential land use category:*

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

***Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre):*** *The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.*

*The following uses are allowed in the Low Density Residential land use category:*

*1. Single family detached dwelling units;*
*2. Accessory Dwelling Units;*
*3. Manufactured or modular homes meeting certain design criteria;*
***4. Residential Planned Developments****; and,*
*5. Supporting community services such as schools, houses of worship, parks, and community centers.*

As described in the policies listed above, the Moderate and Low Density Residential future land use designations consider residential planned developments (PD-R's) as an allowable use and as such, are consistent with the underlying Moderate / Low Density Residential future land use designations and are appropriate for the subject property as illustrated in the previous land use map exhibits. The

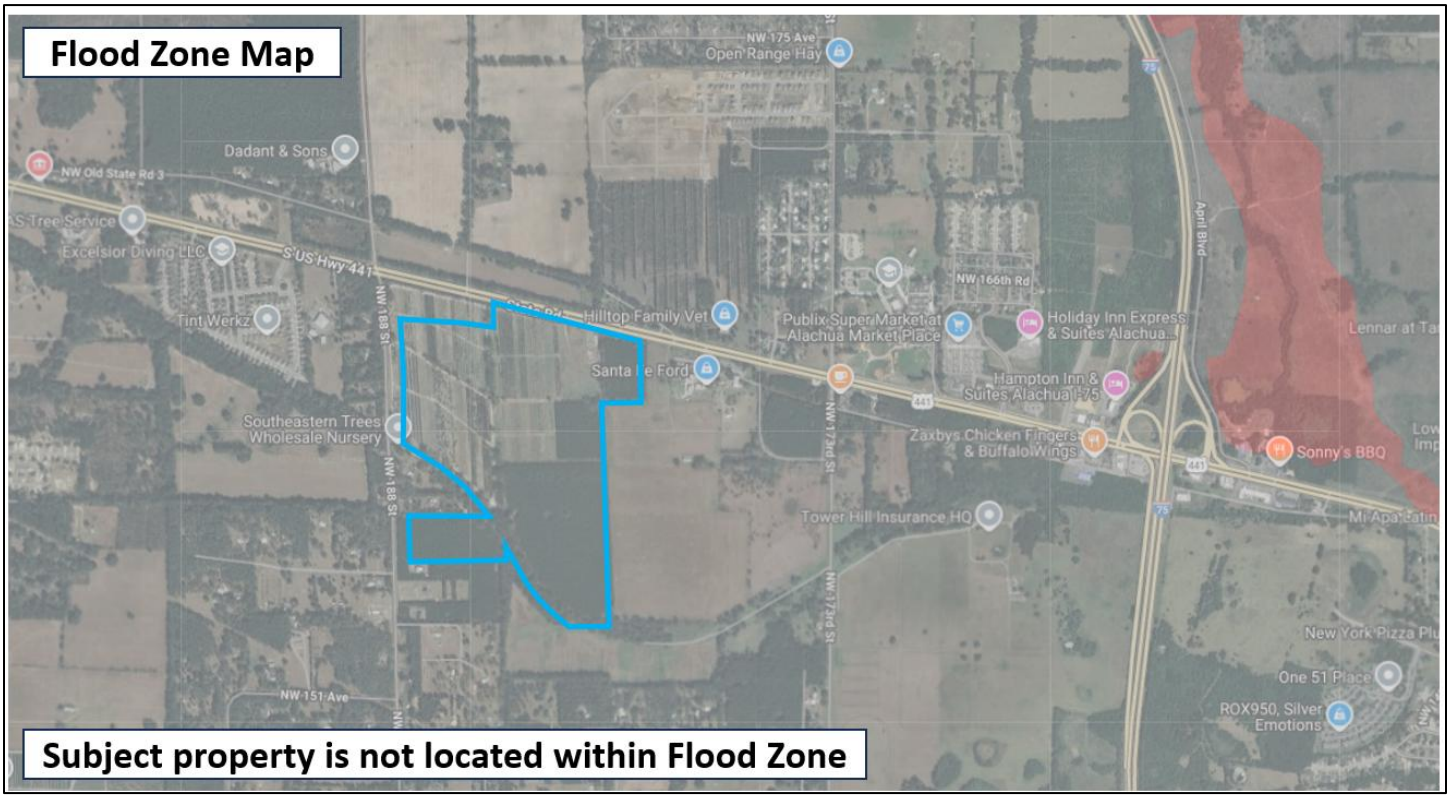
proposed zoning districts are appropriate due to their location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types that are compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

## Environmental / Suitability Analysis

The subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses and is suitable for urban development.

100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property and therefore, is not an issue for future development. The figure below illustrates the flood zones:




Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below and therefore, is not an issue for future development.




Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is complies with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 and 5 to 8 percent slopes consist of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

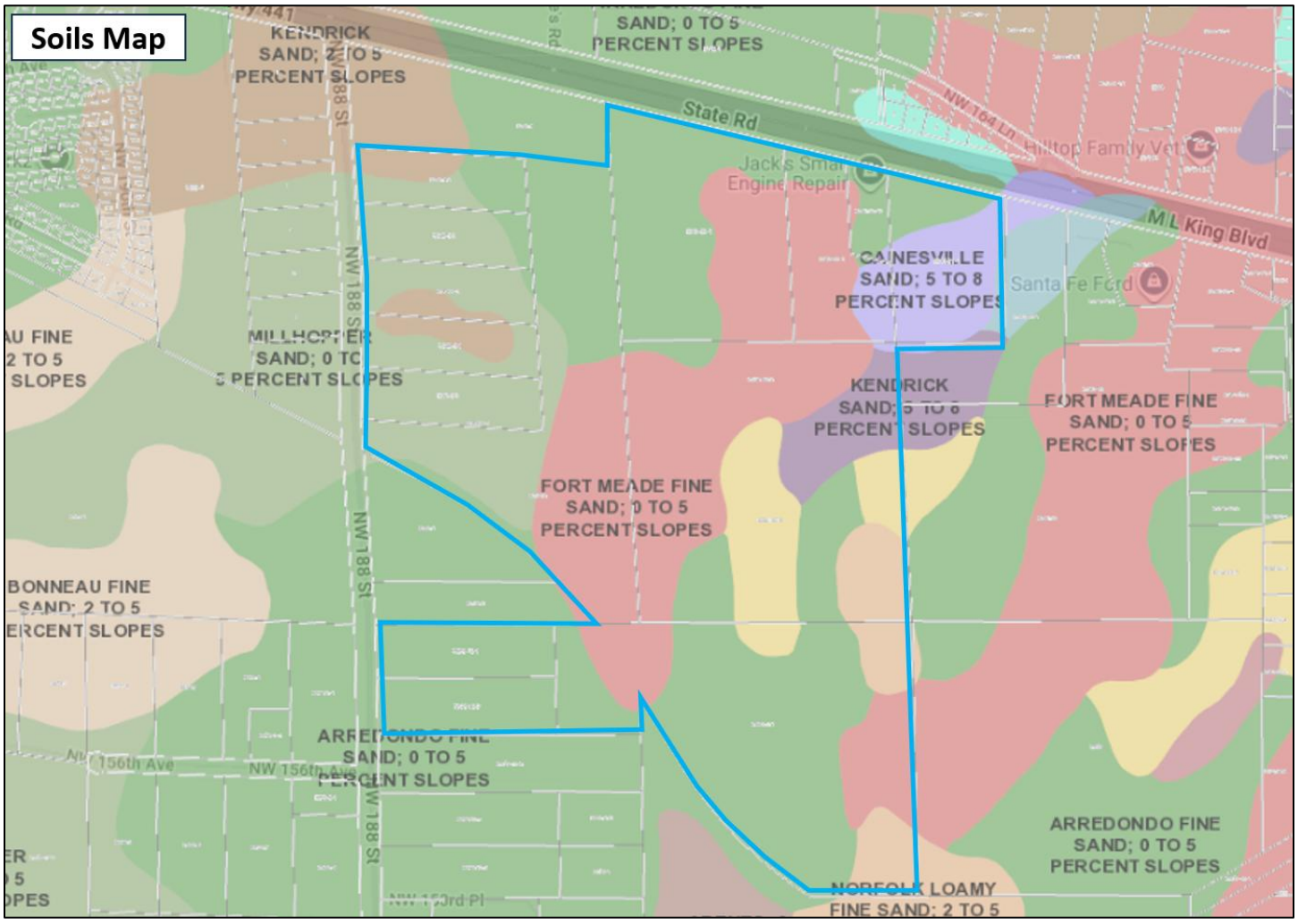
Millhopper Sand, 0 to 5 percent slopes consist of nearly level to sloping, moderately well drained soils in broad areas of gently rolling uplands and is slightly convex areas of the flatwoods. Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.

Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

Kendrick sand, 5 to 8 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

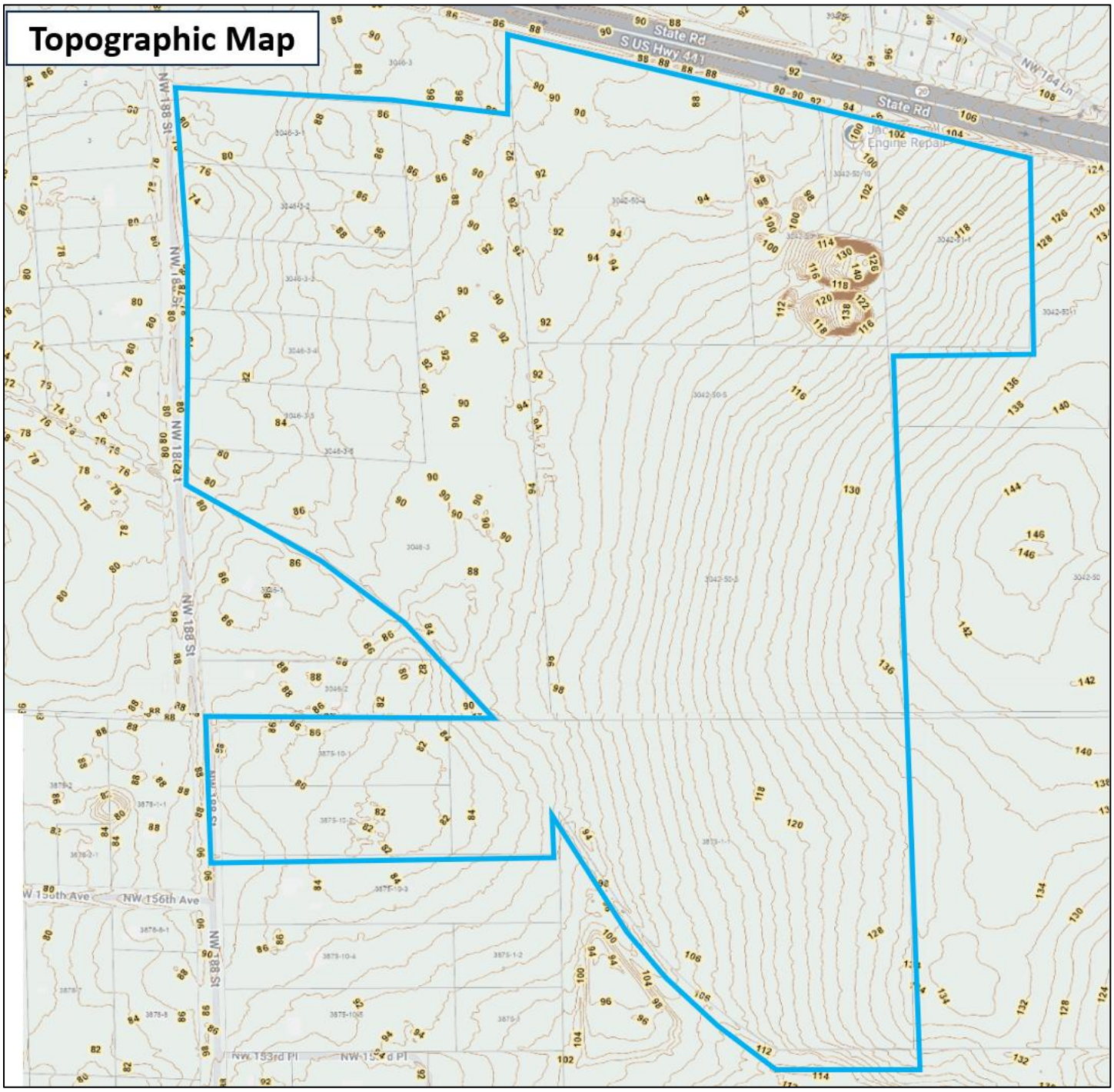
Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.

Gainesville sand, 5 to 8 percent slopes are gently sloping, fairly well drained soils. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.



Topography:

The following figure illustrates the site's topography. The site slopes from 136 feet in the eastern portion to approximately 74 feet in the western portion of the property, spanning over a large expanse of land and poses no impediments to site's proposed urban mixed-use development program.

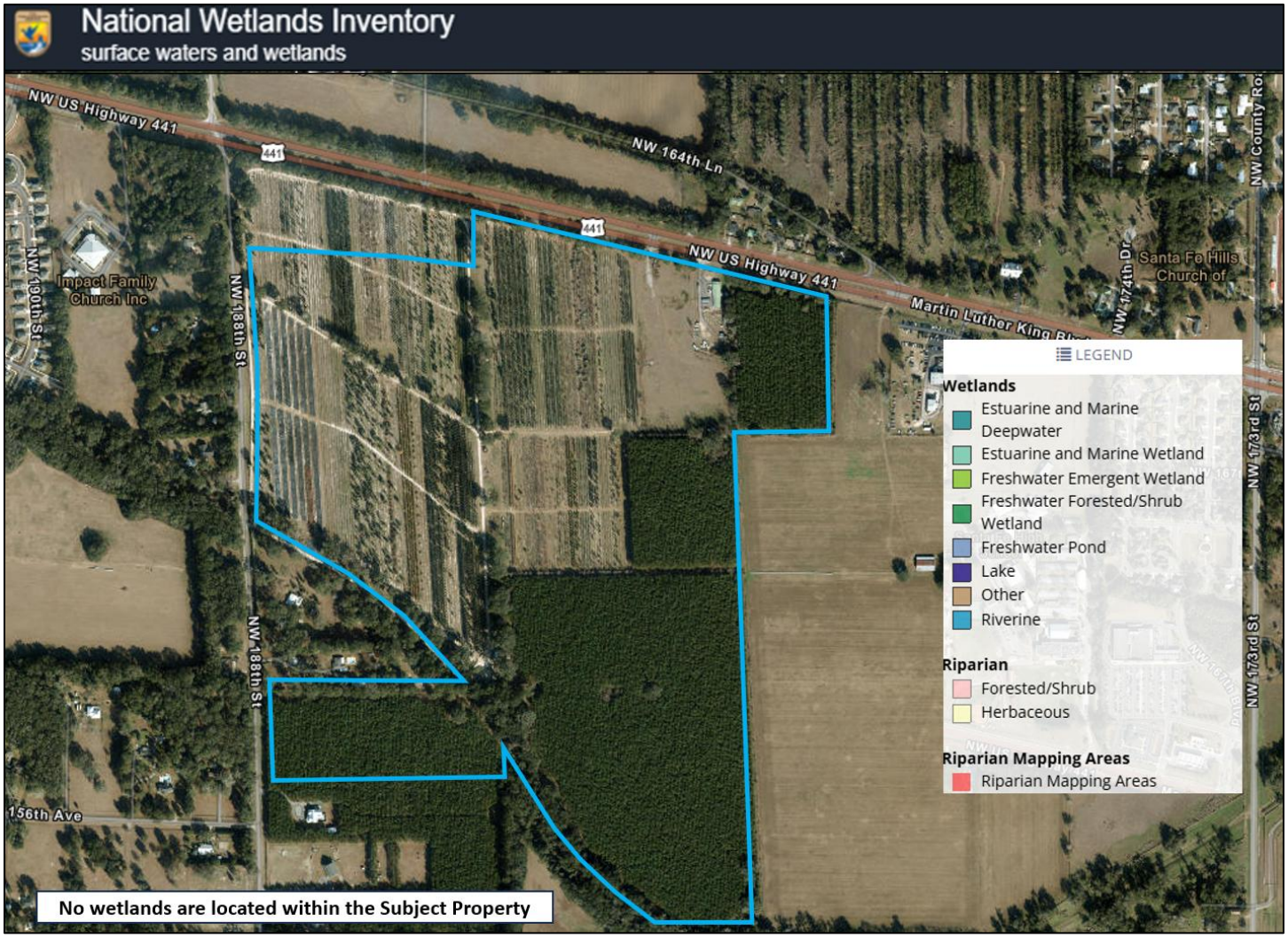


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation the property is not located in the wellfield protection zone.

Wetlands:

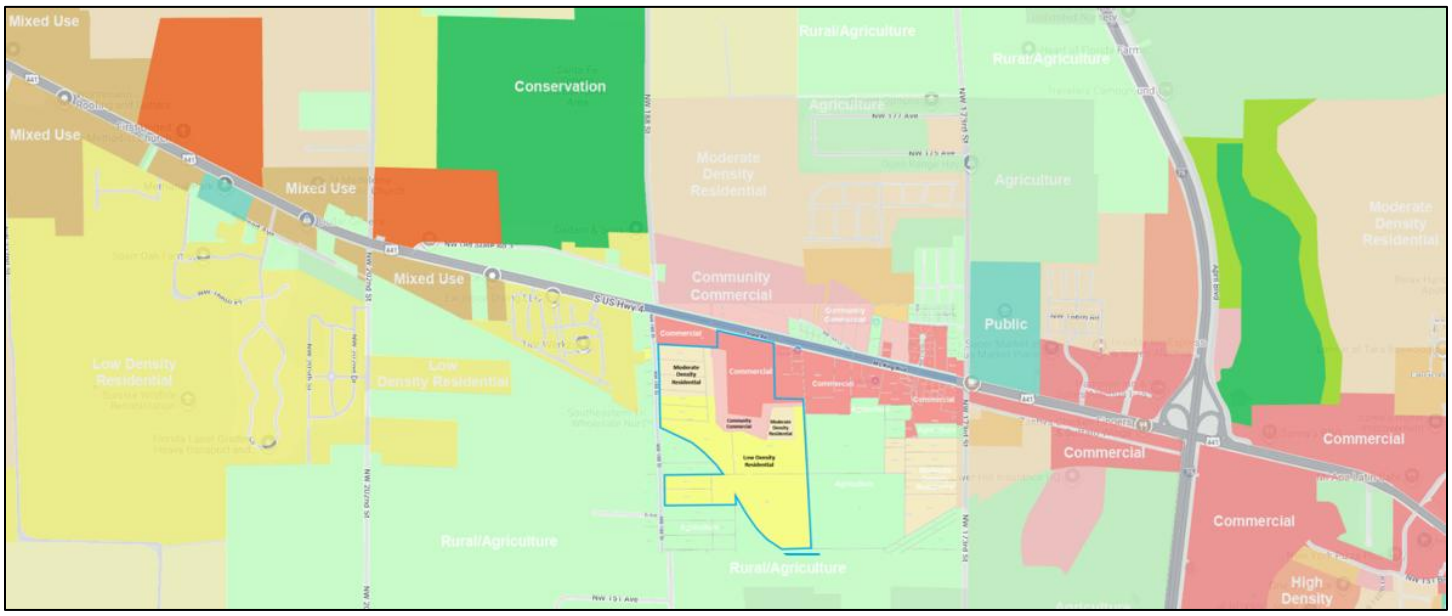
The figure below illustrates that there are no wetlands located on the subject property, according to the National Wetlands Inventory (NWI) map below:



## Existing vs. Proposed Zoning Designations

This proposed zoning change is proposed in an area which includes existing nearby urban development in multiple directions with all urban utility infrastructure services available. The site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) are readily available with adequate capacity to serve the site and fully accommodate on-site urban development. There is also existing residential and commercial development in the immediate vicinity of the parcel.

As indicated on the combined future land use maps for Alachua & High Springs, almost every property abutting US 441 has an urban land use designation, which supports the development of these properties with a mix of residential and non-residential urbanized uses.




*Existing vs. Proposed Designations*

The application proposes to rezone the property from Community Commercial to Planned Development-Commercial (PD-COMM) on approximately 7.0 acres, from Commercial Intensive to PD-COMM on approximately 20.45 acres, from Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) on approximately 33.31 acres. In addition, the applicant proposes amendments to an existing approved Planned Development-Residential (PD-R) zoning district on approximately 122.03 acres.

The proposed zoning changes result in modest modifications to potential density & intensity for the site based on its existing designations and approved Planned Development Zoning Master Plan. The "Public Facilities Impact Analysis" section will analyze capacity to serve a potential development scenario on the site.

In summary, the tables below outline the net change in zoning entitlements that would result in the proposed future land use map change:

### Summary of Change in Zoning Scenario (Existing vs. Proposed)

**Existing Zoning Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| CC & CI | 27.45 | 0.5 FAR(1)<br>15 DUA(2) | 597,861 SF<br>411 Units |
| PD-R | 155.34 | 1.77 DUA | 275 Units |
| **Total** | **182.79** | | **597,861 SF / 686 Units** |

**Proposed Zoning Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| Planned Development-Commercial (PD-COMM) | 60.76 | 0.17 FAR(3) | 450,000 SF |
| Planned Development-Residential (PD-R) | 122.03 | 1.66 DUA | 203 Units |
| **Total** | **182.79** | | **450,000 SF / 203 Units** |

(1) *FAR per Comprehensive Plan*
(2) *DUA allowed per LDR Table 5.1-4*
(3) *FAR per proposed PD-COMM zoning for Site*

**Net Change**

| | | | |
|---|---|---|---|
| Non-Residential | **-147,861 SF** | Residential | **-483 Units** |

The site is located within an urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. The existing developed nature and urban character of the US 441 corridor within the City of Alachua indicates this area is continuing its urbanizing form area and there is a need for additional commercial and residential use options in the City and for residents in the context area and proximate Cities of High Springs and Newberry.

The zoning change creates an approximately 182-acre master planned development consisting of an approximately 60.76 acre Planned Development-Commercial (PD-COMM) area along US 441 and an approximately 122.03 acre Planned Development-Residential (PD-R) area that is interconnected to the south and east of the PD-COMM area, creating an overall mixed-use community. The City of Alachua Comprehensive Plan supports this type of master-planned, mixed-use development and the Planned Development zoning mechanism allows for an enhanced final project design.

## Public Facilities Analysis

A zoning map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning categories, relative to the City's Level of Service (LOS) standards.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve on-site mixed-use development scenario.

Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon the realistic maximum development scenario, any new development allowed in the proposed zoning categories will operate within the City's LOS standards outlined in the Comprehensive Plan and LDRs.

*Development Scenario Impact:* The net difference between the existing and proposed zoning districts is described below:

**Existing Zoning Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| CC & CI | 27.45 | 0.5 FAR(1)<br>15 DUA(2) | 597,861 SF<br>411 Units |
| PD-R | 155.34 | 1.77 DUA | 275 Units |
| **Total** | **182.79** | | **597,861 SF / 686 Units** |

**Proposed Zoning Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| Planned Development-Commercial (PD-COMM) | 60.76 | 0.17 FAR(3) | 450,000 SF |
| Planned Development-Residential (PD-R) | 122.03 | 1.66 DUA | 203 Units |
| **Total** | **182.79** | | **450,000 SF / 203 Units** |

(1) *FAR per Comprehensive Plan*
(2) *DUA allowed per LDR Table 5.1-4*
(3) *FAR per proposed PD-COMM zoning for Site*

**Net Change**

| | | | |
|---|---|---|---|
| Non-Residential | **-147,861 SF** | Residential | **-483 Units** |

Note that the proposed rezoning will result in a reduction of potential development maximum scenarios above that is already permitted on the adopted zoning map. The following public facilities impact information is based on the net changes indicated above.

Traffic:

Please refer to the Roadway Segment and LOS Analysis Report prepared by Optimus Traffic Solutions.

While there are existing segments of US 441 currently functioning either at or slightly over currently adopted Level of Service standards, the proposed project does not overly exacerbate existing conditions and brings forth opportunities to implement both capacity and safety strategies to the US 441 corridor and City as a whole. Items to be considered during the site plan approval process such as, but not limited to, Transportation System Management (TSM), Transportation Demand Management (TDM), Roadway Segment reclassification, Speed limit reductions, and overall re-evaluation of Level of Services / Quality Level of Service standards are all items the City of Alachua could consider moving forward.

Notably, at the two (2) Neighborhood meetings, our public engagement had several participants sharing how historic traffic volumes have increased over the last several decades and their desire for operational and/or safety modifications being greatly appreciated, during the course of site plan approval process. Many local participants stated their turning movements onto US 441 now take longer and they would appreciate operational modifications be considered and approved by the Florida Department of Transportation during the course of site plan review.

In addition, it was noted by many the introduction of service and retail establishments closer to their homes will reduce overall trip lengths, which equates to lower Vehicle Miles Traveled (VMT) in the transportation network. In addition, the introduction of a mixed-use component to the existing approved residential community will create greater opportunities for daily and specific trips being satisfied by non-motorized travel options. These items represent and reinforce many of the City of Alachua's recently adopted Land Development Regulations contained in Section 4.7 and the City's Strategic Goals, Objectives, and Policies contained within the Comprehensive Plan.

Sanitary Sewer:

*Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.*

*Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

The following analysis examines public facilities net impacts to City wastewater facilities. For residential uses, the flow rates were calculated using the ratio of 250 GPD / unit (-483 Units x 250 GPD = -120,750 GPD. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (-147,861 SF x 0.1 GAL/SF = -14,786 GPD).* Net generation (reduction) between residential and commercial changes is -135,536 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

**Sanitary Sewer Impacts**

| System Category | Gallons Per Day |
|---|---|
| Treatment Plan Current Permitted Capacity | 1,500,000 |
| Less Actual Treatment Plant Flows | 813,000 |
| Reserved Capacity | 314,385 |
| Site Demand | -135,536 |
| **Residual Capacity** | **508,151** |

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): -147,861 SF x 0.1 GAL/SF = -14,786 GPD*
3. *Single Family Calculations: 250 Gal/Unit per day x -483 Units = -120,750 GPD*

Potable Water:

*Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.*

*Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

The following analysis examines public facilities net impacts to City potable water facilities. For residential uses, the flow rates were calculated using the ratio of 275 GPD / unit (-483 Units x 275 GPD = -132,825 GPD). For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (-147,861 SF x 0.1 GAL/SF = -14,786 GPD.* Net generation (reduction) between residential and commercial changes is -147,611 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

**Potable Water Impacts**

| System Category | Gallons Per Day |
|---|---|
| Current Permitted Capacity | 2,300,000 |
| Less Actual Potable Water Flows | 1,565,000 |
| Reserved Capacity[2] | 338,499 |
| Site Demand | -147,611 |
| **Residual Capacity** | **544,112** |

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): -147,861 x 0.1 GAL/SF = -14,786 GPD*
3. *Single Family Calculations: 275 Gal/Unit per day x -483 Units= -132,825 GPD*

Solid Waste:

*Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

*Maximum Development Scenario Net Project Impact:* Residential uses will generate a net reduction of 810 tons per year (based on calculation indicated in footnote #1 below. Commercial uses will generate a net reduction of 323 tons (based on calculation indicated in Footnote #2 below).

The following table indicates the projected net solid waste generation, which will not exceed the City's overall Level of Service standards:

**Solid Waste Impact**

| | |
|---|---|
| Solid Waste Impact – Residential Uses[1] | -810 Tons |
| Solid Waste Impact – Commercial Uses[2] | -323 Tons |
| Net Increase | -1,133 Tons |

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)= -810 Tons/Year*
2. *Formula: ((12 lbs per 1,000 SF/day x -147,861 SF) x 365 days/year) / 2,000 = -323 Tons/Year*
   **Source: Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

## PUBLIC SCHOOLS

The proposed Zoning Map amendment will result in a net reduction of permitted residential density of 483 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on public school facilities adopted LOS standard.

## RECREATION

The proposed amendment to the Zoning Map will result in a net reduction of permitted residential density of 483 dwelling units. As such, there will be a reduction of recreation area demand. Based on this, the amendment will lessen impacts on the City's recreation adopted LOS standard.

**Recreation Impact Table**

| System Category | Acreage |
|---|---|
| Existing City of Alachua Recreation Acreage | 135.48 |
| Acreage Required to Serve Existing Population | 56.48 |
| Reserved Capacity | 11.64 |
| Site Demand | -6.6 |
| **Available Recreation Acreage** | **73.96** |

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Calculations for Proposed Project: -483 Units x 2.76 persons/household x 5 acres / 1,000 persons = -6.6 acres*

Stormwater:

*Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

## FIRE / EMS

The proposed development will be served by Fire Station #21 located at 16121 NW 173rd Street.

## POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

## Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed zoning change. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

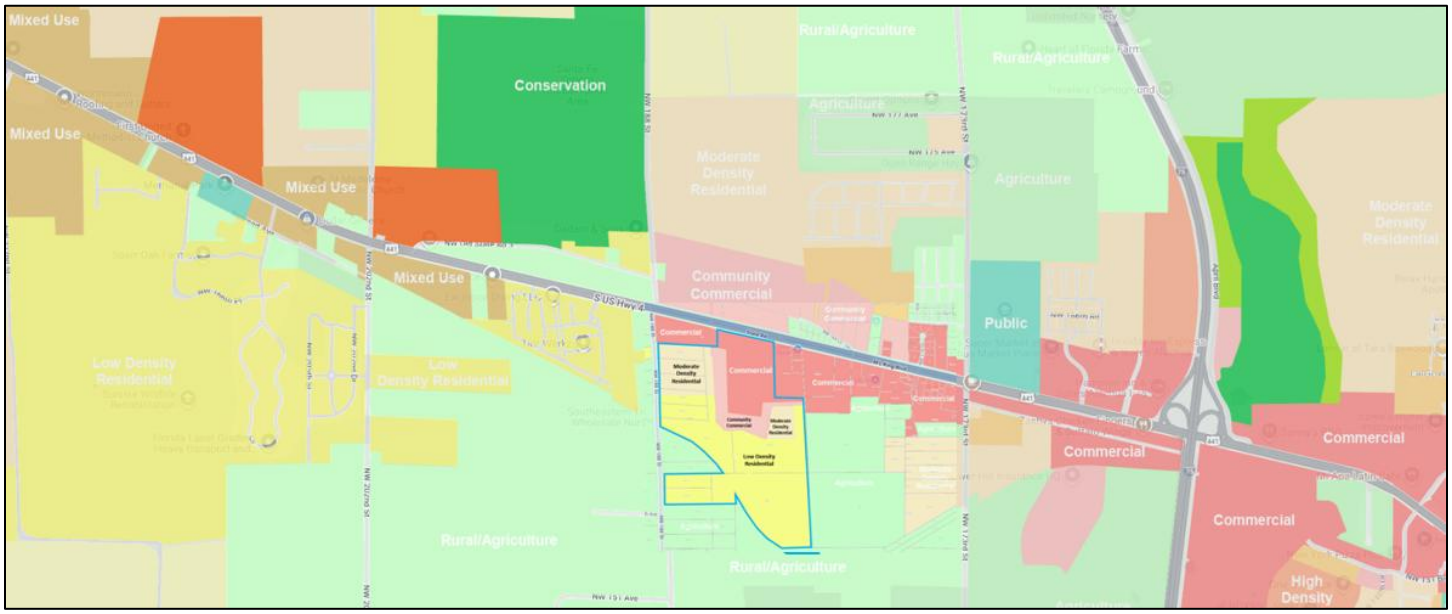
*North:* US Highway 441, Undeveloped Property
Community Commercial future land use designation

*East:* Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed PD-COMM and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have urban designations.



## Comprehensive Plan Consistency

This rezoning Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed rezoning application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, Economic Element and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

*Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City. The following uses are allowed in the Low Density Residential land use category:*

1. *Single family detached dwelling units;*
2. *Accessory Dwelling Units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. ***Residential Planned Developments**; and,*
5. *Supporting community services such as schools, houses of worship, parks, and community centers.*

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

*The following uses are allowed in the Moderate Density Residential land use category:*

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

**Consistency: The Moderate Density and Low Density Residential future land use designations promote use types that are compatible with the surrounding development pattern in the vicinity, including single-family detached units and single-family subdivisions.**

***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.*

***Policy 1.3.a: Community Commercial:*** *The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:*

*1. Neighborhood commercial establishments;*
*2. Residential/offices and live-work units;*
*3. Business and professional offices;*
*4. Personal services;*
*5. Financial institutions;*
*6. Retail sales and services that serve the community;*
*7. Eating establishments;*
*8. Indoor recreation/entertainment;*
*9. Single-family and multi-family residential above first floor commercial uses;*
*10. Visitor accommodations;*

*11. Supporting community services such as schools, houses of worship, parks, and community centers;*
*12. Traditional Neighborhood Planned Developments;*
*13. Single family attached units;*
*14. Apartments and townhomes; and,*
*15. Duplexes and quadplexes.*

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

**Consistency: As described in the policies listed above, the Commercial, Community Commercial, Moderate Density Residential and Low Density Residential future land use designations support the proposed PD-COMM and PD-R zoning districts, which will serve to implement the underlying Comprehensive Plan future land use designations, illustrated in the previous land use map exhibits. The proposed future land use map designations are appropriate due to their location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve the site's future development.**

*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 the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;*
7. *Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;*
8. *Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;*
9. *Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and,*
10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*

**<u>Consistency</u>: The proposed mixed-use community includes the 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. Consistent with the site's adopted Zoning, the site retains all agreed upon buffering area from adjacent existing/potential uses. The site's integrated mixed-use design provides open space provisions, balancing the proportion between gross floor area and the site's overall size. Open space shall be accounted across the holistic site. The site also functions in accordance with the original approval in relation to adequacy of pervious surface area in terms of drainage requirements. Placement of signage will be conducive with the context area and provide not only visual branding but wayfinding within the site.**

**Site lighting and potential impacts of lighting upon the surrounding area are minimized by generous landscape buffers within and around the site. Lighting will be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where not intended;**

**Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict have been considered in the PD-Res and PD-Comm areas and will be finalized during Development Plan Approval, with appropriate traffic control and calming mechanisms.**

**Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations, will be addressed and finalized during Development Plan Approval.**

**No known unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design are not germane to this specific site due to its location and small scale.**

*Policy 1.3.e: Density and intensity standards.*

2. *Mixed-uses. The following density and intensity standards shall apply to mixed-use development proposals in the commercial & mixed-use land use categories:*

    a. *Density. Residential uses are limited to a density of 15 dwelling units per acre in the Community Commercial and Commercial future land use categories and 20 dwelling units per acre in the Central Business District land use category.*
    b. *Intensity. Non-residential uses are limited to an intensity of 0.6 floor area ratio for parcels 5 acres or greater, 0.85 for parcels less than 5 acres but greater than 1 acre, and 1.25 floor area ratio for parcels less than 1 acre.*

**<u>Consistency</u>: The proposed Floor Area Ratio (FAR) is 0.17, far below existing City of Alachua Land Development Regulations standards, based on the mixed-use design.**

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

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

**Consistency: No radial, strip, isolated, or ribbon patterns will be created by this land use change. The proposed development upon the subject property is mixed-use and internally connected, thus not promoting strip development. The mixed-use development form promotes consistency with the Comprehensive Plans overall goals for the land use pattern along the US 441 corridor and throughout the City of Alachua. In addition, the proposed Planned Development is designed to include a master plan that includes appropriate access management, interconnectivity, setbacks, buffers, and pedestrian facilities.**

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

2. *The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.*

**Consistency: Creation of a mixed-use development program, such as proposed in this application supports the City's establishment of Activity Centers, through the combined placement of commercial and business areas in a master planned community. Mixed-use development creates both short- and long-term benefits in transportation management and the creation of multi-modal opportunities within the community and City as a whole.**

*Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:*

*1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the*

*underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.*

**Consistency: As shown in the PD-COMM / PD-R Master Plan submitted with this application, all onsite dwelling units shall be a variety of detached, single-family homes, which are consistent with Policy 2.1.a.1.**

*2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.*

**Consistency: No non-residential activities are being proposed within the proposed PD-R zoning area. However, the overall project does include commercial uses in the proposed PD-COMM zoning area, which will provide access to goods and services to the future neighborhood residents, the City of Alachua, and community as a whole.**

*3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.*

**Consistency: The subject PD-COMM / PD-R zoning will meet or exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan, through holistic design across the entire site. Permitted onsite activities are indicated on the PD Master Plan documents.**

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

**Consistency: As will be indicated during the subsequent development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and street lighting systems.**

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

**Consistency: The proposed project is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities, and other local services.**

*Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high density residential land use categories. Those regulations shall be developed to achieve the following: 1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.*

**Consistency: The City has established the PD districts, which the applicant is seeking to utilize.**

*Objective 2.5:* *Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.*

*Policy 2.5.a:* *There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.*

*Policy 2.5.b:* *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

**Consistency:** **As illustrated in the proposed PD-R / PD-COMM Master Plan submitted with this report, the proposed development will meet or exceed required 10% minimum across the holistic site. Permitted uses in the open space area are identified on the PD Master Plan documents.**

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

**Consistency: This application and the related materials demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.**

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

**Consistency:** **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property abuts a State arterial roadway for full access (US Highway 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to serve the site's future development.**

**New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.**

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.

**Consistency: There are no steep slopes onsite that will impede site development.**

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

**Consistency: There are currently six types of soils located onsite. According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.**

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.

**Consistency: There are no FEMA flood zone areas located on the project site.**

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.

**Consistency: There are no wetland areas located on the project site.**

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

**Consistency: No listed species are known onsite.**

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

*Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in*

*accordance with LOS standards adopted in the elements addressing these facilities.*

**Consistency:** **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property abuts a State arterial roadway for full access (US Highway 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to serve the site's future development.**

**Development Plan(s) proposed for the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.**

*GOAL 9:* *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, 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 Comprehensive Plan*

**Consistency:** **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

*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.*

**Consistency:** **An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on potential land use maximum net development scenarios indicate that the proposed rezoning will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

*Community Facilities Element:*

*Goal 1:* *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

*Objective 1.2* *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

*Goal 2:* *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

*Goal 3:* *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

*Goal 4:* *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

*Objective 4.1* *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

**Consistency:** **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the site will be required to connect with potable water and wastewater facilities consistent with the above Goals and Objectives. Stormwater management facilities for development upon the site will be required consistent with adopted engineering standards.**

*Conservation & Open Space Element:*

**Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:**

*Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).*

**Consistency:** **The proposed PD-R/PD-COMM zoning does not permit any industrial-type non residential uses, which are more likely to create concerns with air quality. Any future development proposal associated with the site will meet the City's air quality standards.**

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

**Consistency: As described in the Environmental Analysis section of this application, the existing soil types on site have minimal to no limitations for urban development.**

*Policy 1.5.c: 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.*

**Consistency: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the site's future development and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas complying with all applicable City, County, and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.**

*Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.*

**Consistency:** **There are no known mineral resources within the subject property.**

*Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.*

**Consistency:** **The Environmental Analysis section of this report did not identify any geological resources on the property.**

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

**Consistency:** **No wetlands are located on the subject property.**

*Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.*

**Consistency:** **The required open and green space requirements shall be met upon subsequent development of the site.**

*Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.*

**Consistency:** **The site's future development will be connected to centralized water and sewer facilities consistent with the requirements in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

**Response:** **There are no surface water bodies located on the project site.**

Capital Improvements Element:

*Objective 1.2:* *The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.*

**Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.**

**New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.**

**Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.**

Public Schools Element

*Objective 2.2: Level of Service Standards The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.*

**Consistency: An analysis of the impacts to public schools facilities has been provided within 'Public Facilities Analysis' section of the Report. The proposed Zoning Map amendment will result in a net reduction of permitted residential density of 72 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on the City's public school facilities adopted LOS.**

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.*

**Consistency: This amendment would support additional housing within the PD by including a residential component, thereby furthering Policy 1.1.a.**

Recreation Element

*Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.*

**Consistency: An analysis of the impacts to recreation facilities has been provided within 'Public Facilities Analysis' section of the Report. As stated, the proposed zoning map amendment will result in a reduction of recreation area demand. Based on this, the amendment will lessen impacts on recreation adopted Level of Service.**

## Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

*2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas*

*(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.*

**Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed Community PD-COMM and PD-R zoning are appropriate implementing districts for the underlying Commercial, Community Commercial, Moderate and Low Density Residential future land use categories (concurrent application).**

*(b) Consistent with Ordinances*

**Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations Ordinances and the Comprehensive Plan.**

**Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and two (2) neighborhood meetings with the public. If the property is rezoned to PD-COMM and PD-R, on-site development will comply with applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the City of Alachua's Land Development Regulations or as proposed in accompanying documents**

*(c) Logical Development Pattern*

**Consistency: The rezoning request to PD-COMM will take place on land fronting US 441, which will take advantage of the high visibility along and direct access to this corridor and is aligned with the adjacent existing commercially zoned properties to both the east and west and north. The PD-R zoning also creates a logical development pattern for the subject property and the surrounding area, as it provides a step-down approach and transitional density buffer from**

**development on the US 441 corridor and commercially zoned properties southward toward other residential uses, and further to the south where rural residential homes are located. In addition, larger lots are approved where abutting agriculturally zoned properties.**

*(d) Pre-Mature Development*

**Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a State arterial roadway, within close proximity to Interstate 75 and is in direct proximity to urban development land use and zoning designations.**

*(e) Incompatible with Adjacent Lands*

**Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrates the existing land uses for the surrounding properties:**

The existing land uses and future land use designations of the adjacent properties are as follows:

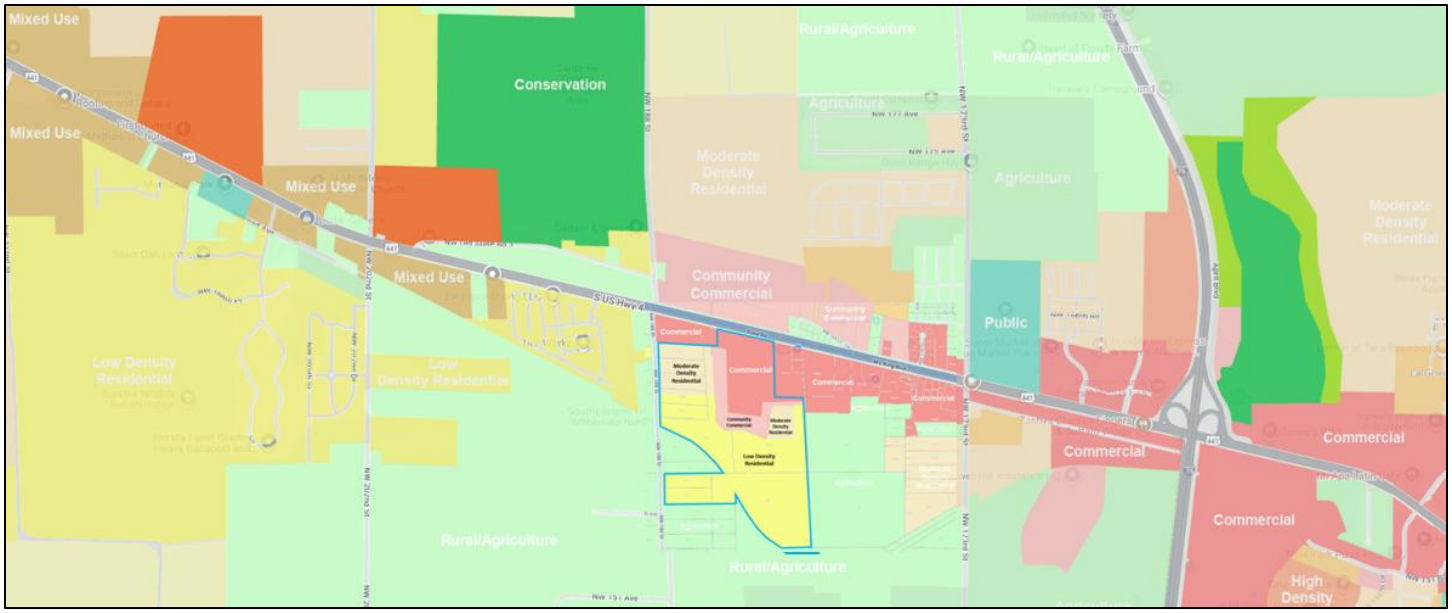
*North:* US Highway 441, Undeveloped Property
Community Commercial future land use designation

*East:* Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed PD-COMM and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have an urban designation:




*(f) Adverse Effect on Local Character*

**Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of non-residential and residential development types that are part of an overall master planned project strategically located near US 441 and Interstate 75. The site's future development as a master planned PD promotes quality development and is consistent with established development pattern in the immediate area.**

*(g) Not Deviate from Pattern of Development*

**Consistency: The proposed rezoning does not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential development types and densities and commercial areas in the vicinity that are strategically located near US 441 and Interstate 75. The proposed PD-COMM zoning area completes a portion of land along US 441 currently bounded by other commercial lands on the west, north, and east sides.**

**Specifically, regarding residential development in the PD-R area, the proposed maximum PD density maximum of approximately 1.66 units per acre is low for single family development, and provides a transitional density buffer between properties closer to the Interstate and lower density lands to the south and west. The site's development as a mixed-use community containing both PD-Res and PD-Comm promotes a logical urban development pattern with supportive nearby commercial components.**

*(h) Encourage Sprawl*

**Consistency: The following Urban Sprawl Analysis indicates that the rezoning application does not encourage sprawl based on the following:**

Urban Sprawl Indicators

This zoning map amendment has been analyzed to determine that the amendment incorporates a development pattern or urban form that achieves at least four of the following criteria indicating that it discourages urban sprawl (Ch. 163.3177(6)(a)(9)(b), F.S.).

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

**Response: The proposed rezoning to the commercial (PD-COMM) and residential map (PD-R) designations is in a geographic area with all necessary urban services available to serve urban development on the property (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) along a State arterial highway (US 441) and proximity to Interstate 75. In addition, future development shall comply with the applicable regulations regarding protection of natural resources.**

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

**Response: The subject property is currently served by a State arterial roadway for full access (US Highway 441). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel.**

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

**Response: The proposed future land use map amendment will include a mix of residential and non-residential land uses that will provide the appropriate designations to support a proposed companion mixed use Planned Development (PD-R / PD-COMM) zoning, which will include a master plan to interconnect the residential and non-residential uses and will include urban design standards to promote walkability.**

*(IV) Promotes conservation of water and energy.*

**Response: The proposed future land use map amendment will promote a mix of residential and non-residential uses in an area in which the City has adequate public infrastructure to support growth. Development in urbanized/urbanizing areas with appropriate water and sewer services available help promote overall conservation of water and energy.**

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

**Response: Currently, there are agricultural and silviculture operations upon the subject property. However, the property owner plans to relocate and preserve (not eliminate) their**

**existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.**

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

**Response: The proposed zoning map amendment will promote the provision of open space and recreation areas. Currently, the subject property does not include any dedicated public open spaces or recreation areas. The future development of the property with a residential development will be required by City regulations to provide these types of amenities.**

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

**Response: The proposed zoning map amendment for the commercial and residential map designations provides an additional mix of residential and non-residential land uses that complement each other along US Highway 441 in an area with centralized services available.**

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

**Response: The proposed zoning map amendment will include a mix of residential and non-residential land uses at urban densities and intensities to create a development pattern that will discourage sprawl due to the locational characteristics of the subject property, including adjacency to a state arterial highway, availability of centralized public facilities, etc.**

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

**Response: The proposed zoning map amendment creates a mix of commercial and residential land use designations in an area of the City of Alachua suited for development due to its geographic location and availability of centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc. Existing public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines.**

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

**Response: The subject property is located in an urban area along US Highway 441 with significant urban development near the US 441 / I-75 interchange. To the east and west of the subject property (along US Highway 441) are properties with commercial land use & zoning designations. In addition, multiple developed properties with complimentary commercial and residential future land use designations are in the vicinity. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection of centralized water & sewer utilities, electric, telecommunications, etc.**

3. *Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

**Response: No radial, strip, isolated or ribbon patterns will be created by this zoning map change. The proposed development upon the subject property is mixed-use and internally connected, thus not promoting strip development. This development form promotes consistency with the Comprehensive Plans overall goals for the land use pattern along the US 441 corridor and throughout the City of Alachua.**

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

**Response: On site environmental resources will be protected during development plan permitting in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.**

5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.*

**Response: Currently, there are agricultural or silviculture operations upon the subject property. However, the property owner plans to relocate, not eliminate, their existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.**

6. *Fails to maximize use of existing public facilities and services.*

**Response: Upon approval of the site's zoning map change and development plan permits, all existing utilities provided by the City of Alachua shall be utilized. A State arterial roadway (US 441) provides full access to the property. Centralized water & sewer utilities, electric,**

**telecommunications are currently available to serve the subject property. Connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future development.**

*7. Fails to maximize use of future public facilities and services.*

**Response: As stated above, future development will be required to maximize the use of future public facilities and services available to serve the site. Connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future proposed uses. This will involve connection to future public facilities and services.**

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

**Response: The subject property is located in the urban part of the City of Alachua abutting an existing State arterial roadway and a secondary paved road. Potable water and sanitary sewer, law enforcement, educational, health care, fire and emergency response, and general government facilities and services are available within the City of Alachua. According to the City Public Services Department, utilities are available to service the parcel's future development. Adequate vehicular capacity is currently available on the local road network to serve future development on site. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.**

*9. Fails to provide a clear separation between rural and urban uses.*

**Response: The subject property is within the City of Alachua's urbanized area and located directly on US Highway 441, with availability of centralized utilities and consistent with the area's land use pattern. The transitional density gradient created by the requested zoning amendment creates a clear separation between rural and urban uses to the south and southwest of the site.**

*10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.*

**Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The site's proposed development as a mix of commercial and residential uses along the US 441 corridor with public services available (water, sewer, police, fire, etc.) in an area that is urbanizing in nature based on the existing local development pattern and urban land use and zoning designations along US 441 adjacent to the subject property.**

*11. Fails to encourage an attractive and functional mix of uses.*

**Response: The proposed zoning change proposes an attractive and functional mix of uses in the immediate area, which includes commercial and residential uses.**

*12. Results in poor accessibility among linked and related land uses.*

**Response: The proposed amendment will not result in poor accessibility among linked and related uses. The proposed PD Master Plan documents includes provisions for interconnectivity between uses for vehicular, pedestrian, and bicycle modes.**

*13. Results in loss of significant amounts of functional open space.*

**Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of any future development, per City of Alachua LDR requirements.**

*(i) Spot Zoning*

**Consistency: The subject property is located abutting other commercially zoned properties to the west, north and east and other residential uses that are consistent and/or compatible with the proposed commercial and residential zoning designations.**

*(j) Public Facilities*

**Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.**

*(k) No Adverse Effect on the Environment*

**Consistency: As demonstrated in the "Environmental Analysis" section of this report (see below), this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.**

*3.6.1 General Provisions*

*(A) General Purpose. The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:*

*(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;*

**Consistency: The proposed PD-R zoning (amended) includes a maximum of 203 single family residential units, a net reduction of 72 dwelling units from existing zoning designation. The proposed PD-R zoning is necessary to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts. This will result in a more innovative, creative project to serve the residents of the City.**

*(B) Types of PD districts. There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:*

*(1) Planned Development-Residential District (PD-R). The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.*

*(4) Planned Development-Commercial District (PD-COMM). The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.*

**Consistency: The intent of this rezoning application is to include PD-COMM and PD-R components to establish a mixed-use master plan, including design standards to ensure quality development, interconnectivity and flexibility in residential lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allowances and to ensure that the project can achieve the residential units permitted by the site's underlying Moderate & Low Density Residential FLU designations.**

*3.6.2. General Standards for all PD districts.*

*(A) Development parameters. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan documents complies with the following standards:*

*(1) Master Plan. The PD Master Plan documents:*

*(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;*

**Consistency: As shown on the PD-COMM / PD-R Master Plan, the mixed-use master planned subject property contains an interconnected mix of uses that will include development conditions to increase the quality of development. In addition, the PD-R includes single family detached units with a range of sizes along with an interconnected street network and provision of usable open spaces across the holistic site.**

(b) Calculates the number, type, and mix of land uses, including the total *number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan documents;*

**Consistency: The PD-COMM area includes a specific list of permitted uses, intensities, and overall development configuration. PD-R Master Plan illustrates that up to 203 dwelling units are being requested for the project at a maximum density of approximately 1.66 DUA, which is consistent with the site's underlying Moderate and Low Density Residential FLU.**

*(c) Identifies the general location of open space;*

**Consistency: Onsite open spaces shall be comprised active and passive recreation uses, as indicated and labeled on the PD-COMM/PD-R Zoning Master Plan across the holistic site.**

*(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;*

**Consistency: As discussed in earlier sections of this report, no regulated natural resources are known to be present on the site and if any are found in the future, the project will comply with all applicable regulations.**

*(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;*

**Consistency: The PD-COMM / PD-R Master Plan shows proposed main internal roadways and a typical residential street cross-section. The residential site design includes pedestrian-friendly block sizes and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian way consistent with that described in LDR Sec. 7.2.3(B)(4).**

*(f) Identifies on-site potable water and wastewater facilities; and*

**Consistency: The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.**

*(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.*

**Consistency: As shown on the PD-COMM / PD-R Master Plan, the site is currently serviced by City of Alachua potable water and sanitary sewer via existing infrastructure within the US Highway 441 right of way.**

*(2) Consistency with the Comprehensive Plan. The PD zone district designation and the PD Master Plan documents is consistent with the Comprehensive Plan.*

**Consistency: As demonstrated in this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-COMM and PD-R district is compatible with the site's existing Commercial, Community Commercial, Moderate and Low Density Residential FLU designations.**

*(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan documents shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.*

**Consistency: The proposed residential development is located immediately adjacent to only three residential developments, located near the southwestern portion of the project. The PD Master Plan documents proposes that where the project abuts these properties, a compatibility buffer is provided or a landscaped stormwater basin is provided. Other nearby residential properties not abutting the property are located west of NW 188th Street and in that case, a landscaped stormwater basin is provided between the PD edge and internal proposed lots. Because of these design considerations, the PD is compatible with the existing pattern of development.**

*(4) Development phasing plan. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan documents that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan documents. It is permissible for a development phasing plan to include only one phase.*

**Consistency: This Planned Development proposes that the project may be developed in up to 5 phases.**

*(5) Conversion schedule. The PD Master Plan documents may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan documents. These conversions may occur within development areas and between development areas, as long as they occur*

*within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.*

**Consistency: A conversion schedule is not proposed as part of this submittal.**

*(6) Public facilities.*

*(a) The PD Master Plan documents shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan documents.*

**Consistency: As indicated in this report, adequate capacity exists for the intended development along the applicable roadway segments.**

*(b) The PD Master Plan documents shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan documents.*

**Consistency: As shown on the PD-COMM / PD-R Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems and onsite uses shall not negatively impact potable water and wastewater LOS.**

*(c) The PD Master Plan documents shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan documents.*

**Consistency: According to information provided by the City of Alachua, the City currently possesses excess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD-R Master Plan illustrates that the project will have onsite recreational amenity areas. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.**

*(d) The PD Master Plan documents shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan documents.*

**Consistency: As calculated in this report, local solid waste capacity exists to adequately facilitate the intended residential and commercial development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.**

**(e) The PD Master Plan documents shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available**

**concurrent with impacts of development to accommodate the development proposed in the PD Master Plan documents.**

**Consistency: As identified on the PD Master Plan documents and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.**

*(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan documents, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:*

*(a) The PD Master Plan documents, including any PD standards.*
*(b) Conditions related to the approval of the PD Master Plan documents.*
*(c) Conditions related to the form and design of development in the PD.*
*(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.*
*(e) Provisions related to environmental protection and monitoring.*
*(f) Provisions addressing concurrency compliance requirements.*
*(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan documents and any PD terms and conditions statements.*

**Consistency: The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.**

3.6.3 Additional Standards for PD districts

(A) PD-R, Planned Development-Residential District

*(1) Minimum area. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.*

**Consistency: The proposed PD-R project site is approximately 122.03 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.**

*(2) Uses. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.*

**Consistency: Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's underlying Moderate and Low Density Residential FLU designations.**

*(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan documents and PD-R district designation shall be established in the PD Master Plan documents, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.*

**Consistency: This rezoning application requests to reduce the overall size of the PD-R zoning area from 155.3 to 122.03 (+/-) acres and reduce the permitted density maximum from 275 units to 203, which is consistent with the subject parcels' underlying Moderate and Low Density Residential FLU.**

*(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan documents and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PDR district and the scale and character of development in the City. Dimensional standards shall include the following:*

*(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.*

*(b) Setbacks from adjoining residential uses. Minimum setbacks or buffers from adjoining residential development or zone districts.*

**Consistency: As shown on the PD-R Master Plan submitted with this report, the proposed development will include a maximum of 203 single-family residential units. The proposed PD-R zoning and PD-Comm are necessary to allow for more flexibility in residential lot sizes and types and site design beyond what's allowed in traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan documents or Justification Report, which will be incorporated by Ordinance into the site's official zoning.**

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan documents, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan documents.

**Consistency: Unless otherwise noted on the PD Master Plan documents, in this Justification Report, or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in City of Alachua LDRs.**

*(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.*

**Consistency: The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards are necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.**

*(b) Public facilities standards. The PD Master Plan documents shall ensure that impacts from the development are addressed for the following public facilities:*

*(i) Potable water. The PD Master Plan documents shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.*

*(ii) Wastewater. The PD Master Plan documents shall establish the general location of on-site wastewater facilities and how they will connect to the City's or* other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

**Consistency: The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the project site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.**

*(iii) Streets. The PD Master Plan documents District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:*

*a. The reduction or modification is necessary as a traffic-calming measure;*
*b. The PD Master Plan documents provides for separation of vehicular, pedestrian, and bicycle traffic;*
*c. Access for emergency service vehicles is not substantially impaired;*

*d. Adequate off-street parking is provided for the uses proposed; and*
*e. Adequate space for public utilities is provided within the right-of-way.*

**Consistency: The PD-R Master Plan submitted concurrently with this report shows the proposed design of the roadway and pedestrian infrastructure for the portion of the project that will be a platted subdivision. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan documents, and supplemental development design sheets, that are consistent with or aligned with LDR standards.**

**The PD Master Plan documents is designed to provide block faces that do not exceed 600 feet. However, if at Preliminary Plat review stage it is determined that any block face exceeds 600 feet, the PD design proposes that flexibility be granted by the City Commission by allowing block faces to exceed 600 feet in such cases where pedestrian ways or crosswalks, not less than 10 feet wide, are provided through the block to create an enhanced pedestrian-focused design.**

**Design measures that will be incorporated under these circumstances for this project will include the provision of a 10' (min.) easement for a pedestrian way (consistent with LDR Sec. 7.2.3(B)(4)) that will be improved with concrete, brick, pavers, or similar hard surface) with the intent to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and the crossings of these pedestrian ways will be utilized for traffic calming, including striped crosswalks and appropriate safety signage. All proposed internal roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision will have at least two functional external access points and stub-outs to all adjacent undeveloped properties.**

**This request is consistent with the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional crosswalks (at mid-blocks) will serve as a traffic calming measure, separation of vehicular and pedestrian traffic will be accomplished (via pedestrian paths away from streets), access for emergency vehicles will not be impaired, adequate street parking will not be limited (spaces will be provided on street and on individual lots (driveways and garages), and adequate space for public utilities is provided in proposed right-of-way (as no changes to required ROW cross-sections is proposed).**

*(iv) Stormwater. The PD Master Plan documents District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.*

**Consistency: As identified on the PD-R Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations, and permitting with the City and Water Management District.**

*(v) Other. The PD Master Plan documents shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit*

*for such features. The PD Master Plan documents shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan documents shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.*

**Consistency: The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.**

*(D) PD-COMM, Planned Development-Commercial District.*

*(1) Minimum area. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.*

**Consistency: The proposed PD-COMM zoning area is approximately 60.76 +/- acres in size.**

*(2) Uses. The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.*

**Consistency: The PD-COMM district will include retail sales and services, personal services, financial institutions, commercial shopping centers, auto-oriented uses, and eating establishments.**

*(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan documents and PD-COMM district designation shall be established in the PD Master Plan documents, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.*

**Consistency: The PD-COMM zoning area will have a 0.17 floor area ratio (FAR) as determined across the site's entirety.**

*(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan documents and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:*

*(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.*

*(b) Setbacks from adjoining residential uses. Minimum setbacks from adjacent residential development or zone districts.*

**<u>Consistency</u>: The PD-COMM areas shall function and be regulated utilizing the base Commercial Intensive (CI) requirements, excepting as noted on the PD Masterplan and supplemental development design sheets. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan documents or Justification Report, which will be incorporated by Ordinance into the site's official zoning.**

*(5) Development standards. Unless otherwise specifically modified by a PD Master Plan documents, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan documents.*

*(a) General development standards. The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:*

*Table 3.6-3. Development Standards Applicable in the PD-COMM District*

| *Development Standard* | *Procedure for Modification [1]* |
|---|---|
| *Off-street parking and loading (Section 6.1)* | *Inclusion in a master parking plan* |
| *Landscape/tree protection (Section 6.2)* | *Inclusion in an alternative landscaping plan* |
| *Exterior lighting (Section 6.4)* | *Inclusion in a master lighting plan* |
| *Signage (Section 6.5)* | *Inclusion in a master sign plan* |
| *Open space (Section 6.7)* | *Modifications prohibited* |
| *Environmental protection (Section 6.9)* | |
| *Concurrency management (Section 2.4.14)* | |
| *[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-COMM district.* | |

**<u>Consistency</u>: All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan documents or Justification Report, which will be incorporated by Ordinance into the site's official zoning.**

*(b) Public facilities standards. The PD Master Plan documents shall ensure that impacts from the development are addressed for the following public facilities:*

*(i) Potable water. The PD Master Plan documents shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.*

**Consistency: The site shall be served by municipal potable water, provided by the City.**

*(ii) Wastewater. The PD Master Plan documents shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.*

**Consistency: The site shall be served by municipal wastewater, provided by the City.**

*(iii) Streets. The PD Master Plan documents District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:*

*a. The reduction or modification is necessary as a traffic-calming measure;*
*b. The PD Master Plan documents provides for separation of vehicular, pedestrian, and bicycle traffic;*
*c. Access for emergency service vehicles is not substantially impaired;*
*d. Adequate off-street parking is provided for the uses proposed; and*
*e. Adequate space for public utilities is provided within the right-of-way.*

*(iv) Stormwater. The PD Master Plan documents District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.*

**Consistency: Items (iii and iv) above shall occur, consistent with City requirements, as noted on the PD Masterplan and supplemental development design sheets.**

*(v) Other. The PD Master Plan documents shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan documents shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan documents shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.*

**Consistency: Item (v) above shall occur, consistent with City requirements, as noted on the PD Masterplan and supplemental development design sheets.**

**Below, please find design specific performance standards proposed in the PD-Comm District.**

PD COMM specific performance standards.

**Sec. 6.5. Signage.**

6.5.1 *Findings and Purpose.*

(A) *Findings.* As a basis for updating and readopting other parts of this sign ordinance in 2017, the City Commission finds that:

(2) For all businesses, and for small businesses especially, signs provide an important tool for attracting customers;

(3) Signs are essential way-finding tools that help drivers and pedestrians find the businesses, houses of worship, residences or other locations that they may be seeking; as way-finding tools, signs limit the necessity of driving unnecessary extra miles and reduce the risk of accidents involving lost or confused drivers;

(4) In business districts, signs often contribute to the ambience, adding color and night-lighting to areas;

(6) Signs of excessive size or in excessive numbers can create clutter and detract from the character of any area of the city, including business districts;

(9) Signs in excessive numbers and of excessive sizes can contribute to reductions or stagnation in property values, particularly in or near residential areas;

*Consistent with City of Alachua Land Development Regulations (LDRs) Section 6.5.1 Findings and Purpose (A) Findings, Subsections (2), (3), (4), (6), and (9) the applicant is requesting a nominal modification to Section 6.5.4 (C)(3)(c), which references maximum sign area provisions established in Section 6.5.4(C)(3)(b). Within the proposed PD-Comm area, the requested modification will promote signs that:*

- *are an important tool for attracting customers;*
- *are essential way-finding tools that help drivers and pedestrians find businesses and limit the necessity of driving unnecessary extra miles and reduce the risk of accidents involving lost or confused drivers; and*
- *contribute to the ambience, adding color and night-lighting to areas;*
- *are not of an excessive size or excessive numbers creating clutter and detracting from the character of any area of the city, including business districts; and*
- *are modestly sized, relative to the building facades and internal to the shopping center so as to not contribute to reductions or stagnation in property values, particularly in or near residential areas*

(B) *Purpose.* This section establishes standards for the area, location, and character of signs that are permitted as principal or accessory uses. No signs shall be permitted in any location except in conformity with this section and these LDRs. The purpose of this section is to achieve a balance among the following goals:

(1) Communication. To encourage the effective use of signs as a means of communication for businesses, organizations, and individuals in the City of Alachua;
(2) Way-finding. To provide a means of way-finding in the City, thus reducing traffic confusion and congestion;
(3) Business identification and advertising. To provide for adequate business identification and advertising;
(4) Protect economic and social well-being. To prohibit signs of excessive size and number that they obscure one another to the detriment of the economic and social well-being of the City;
(5) Protect public safety and welfare. To protect the safety and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic;
(6) Preserve property values. To preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the City;
(10) Consistency with the Comprehensive Plan. To implement the following specific goals of the Comprehensive Plan:
(a) To maintain a high quality of life for all of its present and future citizens.
(b) To utilize innovative design standards to provide an attractive built environment; and
(c) To manage future growth and development.

*Consistent with City of Alachua Land Development Regulations (LDRs) Section 6.5.1 Findings and Purpose (B) Purpose, Subsections (1), (2), (3), (4), (5), (6), and (10) the applicant is requesting a nominal modification to Section 6.5.4 (C)(3)(c), which references maximum sign area provisions established in Section 6.5.4(C)(3)(b). Within the proposed PD-Comm area, the proposed signs will, in a manner consistent with local, state, and national practices:*

- *encourage the effective use of signs as a means of communication for businesses in the City of Alachua;*
- *provide a means of way-finding in the City, thus reducing traffic confusion and congestion;*
- *provide for adequate business identification and advertising, consistent with scale and visibility;*
- *protect economic and social well-being by prohibiting signs of excessive size and number that obscure one another to the detriment of the economic and social well-being of the City;*
- *protect the safety and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic through enhanced wayfinding and brand identification;*

- *preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the City, by locating within the commercial shopping area and focused on the US 441 corridor; and*

- *maintain consistency with the Comprehensive Plan, by implementing the following specific goals of:*

  *(a) maintaining a high quality of life for all of its present and future citizens though the provision of enhanced commerce and expanded job creation for existing and future residents and their guests;*

  *(b) utilizing innovative design standards to provide an attractive built environment throughout the PD-Comm area within a master planned community; and*

  *(c) manage future growth and development by adequately promoting goods and service businesses, to which customers and patrons readily identify.*

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:
(C) *In business districts.*
(3) *Wall signs*. Wall signs are permitted, subject to the following standards:
(a) Each wall sign shall be attached to the building and supported throughout its entire length by the facade of the building.
(b) The sign area of wall signs placed on the front elevation of the building shall not be greater than ten percent of the square footage of the front elevation upon which the sign is placed. The sign area of wall signs placed on the side or rear elevations of the building shall not be greater than five percent of the square footage of the elevation upon which the sign is placed. The total sign area of all wall signage shall not exceed 350 square feet.
(c) In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises. ~~Such signage shall be subject to the maximum sign area provisions established in Section 6.5.4(C)(3)(b).~~
(d) Wall signs shall not be erected above the roofline of the building, except that, where there is a parapet, a wall sign may extend to the top of the parapet. Such sign shall not be considered a roof sign.

The requested PD condition is necessary for several reasons. Those reasons span from the viability of the actual signs' effective visual area to guiding first responders to businesses should emergency services be required. As referenced in Robert J. Gibbs, ALSA, CNU-A, renowned text book *Principles of Urban Retail Planning and Development* © 2012 Wiley Publications, states the following:

> *"Good commercial signage can reinforce the unique nature of a shopping district and generate the impression that its businesses offer true value as well as quality goods and services." [page 115]*

Here, within a master planned community, both residents and clientele driving along the US Highway 441 corridor are served by the clarity offered by adequately-sized visual signage. Robert Gibbs goes on to state:

> *"Commercial signage along major road corridors should be double the area of signage in pedestrian-oriented urban areas, which is 2 square feet of sign area for each linear foot of storefront." [page 115]*

While Gibbs presents a definitive number of double the area in pedestrian-oriented area, understanding the context area is important. In the proposed PD-Comm, the multitenant building varies from approximately ±550 feet to ±710 feet from the closest travel lanes on US-Highway 441, the principal arterial roadway in the City of Alachua where the project is located.

Of note, Alachua County's Unified Land Development Code (ULDC) Sec. 407.31 – Signs in nonresidential developments allows the following:

> *"For buildings with a front elevation of five thousand (5,000) square feet or less, individual signs shall not exceed three hundred (300) square feet in size. For buildings with a front elevation greater than five thousand (5,000) square feet, individual signs shall not exceed six hundred (600) square feet."*

Therefore, within the context area and host County, significantly larger signs are allowed along the US Highway 441 corridor. There is a necessity for uniform signage and advertising requirements within the overall US Highway 411 corridor. The necessity of uniform signage serves the public interest and contributes to safety through clearly defined visible wayfinding and orienting oneself, whether visiting the PD-Comm area as a patron, service personnel, or first responders.

Necessity also exists because the multitenant building has several other buildings along the US Highway 441 corridor and significant landscaping around those buildings and in parking areas between its façade and US Highway 441 travel lanes, which is approximately 1/8 mile away on average. Removal of the 350 square foot cumulative limitation, in Section 6.5.4.(C)(3)(b), will allow tenants to adequately and equitably advertise their presence to their clientele as well as to essential support services. The reasons are, such as but not limited to, delivery vehicles, service providers, and first responders' ability to clearly identify and access the multiple tenants within the overall PD-Comm area.

# ROADWAY SEGMENT LEVEL-OF-SERVICE ANALYSIS

# FARMLANDS MIXED USE

## ALACHUA, FL

City of ALACHUA

the good life community



Submittals:
Submittal 1 – October 30, 2025
Submittal 2 - March 5, 2026

Submitted by: Optimus Traffic Solutions, LLC

Brian Richard Snyder
State of Florida
Professional Engineer,
License No. 74607

This item has been digitally signed and sealed by Brian Richard Snyder, PE, on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Prepared for:
Rise Partners

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# 1 Introduction

The Farmlands Mixed Use site is anticipated to include the following land uses under the buildout condition:

- 203 Single Family Detached Homes
- 423,400 SF Shopping Center
  - Main Shopping Center – 345,000 SF
  - Future Retail, Northwest Corner of Site – 78,400 SF
- 3 Sit Down Restaurants +/- 5,500 SF
- 3 Fast-food Restaurants with Drive-through +/- 2,500 SF
- 1 Coffee Shop with Drive-through +/- 2,000 SF
- Gasoline/Service Station with 16 fueling positions
- 1 Auto Service Center +/- 4,000 SF

A preliminary concept plan is provided in **Attachment A**.

Access to the site will be provided via multiple connections along US HWY 441 which will be coordinated with FDOT, City of Alachua and adjacent development requirements. The current access plan is provided below, however, it is understood modifications may occur to the access types and locations as coordination efforts continue with FDOT, the City of Alachua and the Briarwood Town Center developer to the north:

- Access A - Directional median opening with left outs prohibited, located approximately 1,100 FT east of NW 188$^{th}$ Street
- Access B - Full median opening site access, located approximately 1,915 FT east of NW 188$^{th}$ Street
- Access C - Right-in/right-out access centered between Access B and Access D
- Access D - Full median opening site access, located approximately 760 FT west of the intersection of NW 164$^{th}$ Lane

## 1.1 Analysis Timeframe

The site will be built out in phases with the full site buildout anticipated in 2032. **Table 1** provides the estimated buildout schedule of the development.

**Table 1 - Buildout Schedule**

| Land Uses | Buildout Year |
|---|---|
| Main Shopping Center and Outparcels | 2028 |
| Future Retail, Northwest Corner of Site | 2030 |
| Residential | 2032 |

## 1.2 Traffic Study

The traffic study for this proposed development will be provided in two parts:

Part 1 - Roadway Segment Level-of-Service Analysis – This report provides the part 1 traffic study which includes the trip generation, trip distribution, and roadway segment level of service analysis. The part 1 traffic study accompanies the future land use and zoning change applications and will be used to determine the study area for the part 2 traffic study.

Part 2 - Operational Analysis – The part 2 traffic study will provide the operational analysis at all access intersections and offsite intersections. It is anticipated that a traffic signal warrant analysis and Intersection Control Evaluation (ICE) will be required as part of the part 2 traffic study. The part 2 study will be provided with the FDOT access permit application and the site plan submittal.

## 1.3 Analysis Period

The City of Alachua Development Monitoring Report tables provide both AADT and peak hour capacity volumes. The weekday daily, AM peak hour and PM peak hour project trips have been generated and applied to the roadway network as part of this traffic study. The weekday and PM peak hour project trips will be used to analyze the roadway segment level-of-service. The AM peak hour trips were forecasted with this study; however, these project trips will only be analyzed in the Part 2 - Operational Analysis.

## 1.4 Methodology

A methodology letter dated September 24, 2025 was submitted to FDOT and the City of Alachua. The methodology letter is provided in **Appendix B**. The following analyses/evaluations are included in this traffic study, as required by the methodology:

- Roadway Segment Level-of-Service Analysis
- Access Management Evaluation

The Study Area consists of all roadway segments identified in the Transportation Element of the City of Alachua's Comprehensive Plan. The results from this study will be used to determine the Study Area intersections of the Part 2 – Operational Analysis.

# 2 Trip Generation

The trip generation was estimated using the Institute of Transportation Engineers (ITE) trip generation manual, 12th Edition.

## 2.1 Trip Generation – Future Land Use Map and Zoning Map Changes

Project trip generations were calculated based on the net change of the proposed verse the existing Future Land Use (FLU) Map changes and the Zoning Map changes. The trip generation is based on the non-residential and residential changes provided in **Table 2 and 3**.

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| Community Commercial | 7.0 | 0.5 FAR (Per Ac.)(1) | 152,460 SF |
| Moderate Density Residential | 19.36 | 4 UPA | 77 Units |
| Low Density Residential | 20.32 | 1 UPA | 20 Units |
| **Total** | **46.68** | | **152,460 SF / 97 Units** |

**Table 2.a. Existing FLU Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| Commercial and Community Commercial | 40.31 | 0.17 FAR (Per Ac.)(2) | 298,503 SF |
| Moderate Density Residential | 6.37 | 4 UPA | 25 Units |
| **Total** | **46.68** | | **298,503 SF / 25 Units** |

(1) *FAR per Comprehensive Plan*
(2) *FAR per proposed PD-COMM zoning for Site*

**Table 2.b. Proposed FLU Map**

**Net Change**

| | |
|---|---|
| Non-Residential | **+146,043 SF** |
| Residential | **-72 Units** |

**Table 2.c. Net Change**

**Table 2 – Proposed verse Existing Future Land Use Map Changes**

**Existing Zoning Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| CC & CI | 27.45 | 0.5 FAR(1)<br>15 DUA (2) | 597,861 SF<br>411 Units |
| PD-R | 155.34 | 1.77 UPA | 275 Units |
| **Total** | **182.79** | | **597,861 SF / 686 Units** |

**Table 3.a. Existing Zoning Map**

**Proposed Zoning Map**

| Designation | Acreage (+/-) | Density/Intensity | Development Scenario |
|---|---|---|---|
| Planned Development-Commercial (PD-COMM) | 60.76 | 0.17 FAR(3) | 450,000 SF |
| Planned Development-Residential (PD-R) | 122.03 | 1.66 UPA | 203 Units |
| **Total** | **182.79** | | **450,000 SF / 203 Units** |

(1) *FAR per Comprehensive Plan*
(2) DUA allowed per LDR Table 5.1-4
(3) *FAR per proposed PD-COMM zoning for Site*

**Table 3.b. Proposed Zoning Map**

**Net Change**

| | |
|---|---|
| Non-Residential | **-147,861 SF** |
| Residential | **-483 Units** |

**Table 3.c. Net Change**

**Table 3 – Proposed verse Existing Zoning Map Changes**

**Table 4** provides the potential trip generations based on entitlements of the proposed verse existing Future Land Use Map changes. **Table 5** provides the potential trip generations based on entitlements of the proposed verse existing Zoning Map changes. As indicated in **Table 5** the Zoning Map change causes a net reduction of potential trips during the daily, AM peak hour, and PM peak hour. Internal capture and pass-by trip reduction are not applied to the trip generation volumes in **Table 4** and **Table 5**.

| Table 4 - Trip Generation - Proposed Verse Existing Future Land Use Map Changes | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Land Use | Land Use Code | Variable Type | Variable Size | Daily Trips | AM Peak Trips | | | PM Peak Trips | | |
| | | | | | Total | In | Out | Total | In | Out |
| **Existing Land Uses** | | | | | | | | | | |
| Single-Family Detached Housing | 210 | DUs | 97.0 | 1,048 | 71 | 19 | 52 | 94 | 58 | 36 |
| Shopping Center - Total | 820 | KSF | 152.460 | 5,548 | 226 | 140 | 86 | 698 | 342 | 356 |
| Total Gross Entitlement Trips | | | | 6,596 | 297 | 159 | 138 | 792 | 400 | 392 |
| **Proposed Land Uses** | | | | | | | | | | |
| Single-Family Detached Housing | 210 | DUs | 25.0 | 467 | 22 | 6 | 16 | 27 | 17 | 10 |
| Shopping Center - Total | 820 | KSF | 298.503 | 10,863 | 315 | 195 | 120 | 1,087 | 533 | 554 |
| Total Gross Entitlement Trips | | | | 11,330 | 337 | 201 | 136 | 1114 | 550 | 564 |
| **Net Change** | | | | **4,734** | **40** | **42** | **-2** | **322** | **150** | **172** |

| Table 5 - Trip Generation - Proposed Verse Existing Zoning Map Changes | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Land Use | Land Use Code | Variable Type | Variable Size | Daily Trips | AM Peak Trips | | | PM Peak Trips | | |
| | | | | | Total | In | Out | Total | In | Out |
| **Existing Land Uses** | | | | | | | | | | |
| Single-Family Detached Housing | 210 | DUs | 686.0 | 5,801 | 465 | 126 | 339 | 566 | 351 | 215 |
| Shopping Center - Total | 820 | KSF | 597.861 | 21,756 | 498 | 309 | 189 | 1,719 | 842 | 877 |
| Total Gross Entitlement Trips | | | | 27,557 | 963 | 435 | 528 | 2285 | 1193 | 1092 |
| **Proposed Land Uses** | | | | | | | | | | |
| Single-Family Detached Housing | 210 | DUs | 203.0 | 1,904 | 142 | 38 | 104 | 185 | 115 | 70 |
| Shopping Center - Total | 820 | KSF | 450.000 | 16,376 | 407 | 252 | 155 | 1,425 | 698 | 727 |
| Total Gross Entitlement Trips | | | | 18,280 | 549 | 290 | 259 | 1610 | 813 | 797 |
| **Net Change** | | | | **-9,277** | **-414** | **-145** | **-269** | **-675** | **-380** | **-295** |

## 2.2 Trip Generation – Total Trips Under the Buildout Condition

**Table 6** provides the estimated trip generation of the buildout condition of the development. The traffic volumes from this table are used in the Roadway Segment Level-of Service Analysis and will be used for the operational analysis.

The mixture of residential, retail, and restaurants being proposed will cause many of the trips to be captured internally. These trips, known as internal capture trips, are removed from the gross project trip volumes. The internal capture trips are capped at 30% of the gross trips.

The gas station, retail, and restaurant land uses will capture trips that are already traveling along US HWY 441, known as pass-by trips. The pass-by trips are removed from the project trips for all external intersections and all roadway segments, however, the pass-by trips are included at the site access points. The pass-by trips were capped at 10% of the US HWY 441 traffic volumes.

The trip generation documentation is provided in **Appendix C**.

| Table 6 – Trip Generation - Farmlands Mixed Use | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Land Use | Land Use Code | Variable Type | Variable Size | Daily Trips | AM Peak Trips | | | PM Peak Trips | | |
| | | | | | Total | In | Out | Total | In | Out |
| Single-Family Detached Housing | 210 | DUs | 203.0 | 1,904 | 142 | 38 | 104 | 185 | 115 | 70 |
| Single-Family Detached Housing - Internal Capture Trips [1] | | | | 456 | 25 | 3 | 22 | 56 | 35 | 21 |
| Single-Family Detached Housing - Net New Trips | | | | 1,448 | 117 | 35 | 82 | 129 | 80 | 49 |
| Shopping Center - Total | 820 | KSF | 423.4 | 15,408 | 391 | 242 | 149 | 1369 | 671 | 698 |
| Shopping Center Internal Capture Trips - Total [1] | | | | 2,254 | 41 | 21 | 20 | 257 | 117 | 140 |
| Shopping Center Pass-by Trips - Total [2, 3, 8] | | | | 1,965 | 46 | 23 | 23 | 186 | 93 | 93 |
| Shopping Center Pass-by Trips – Future Retail, Northwest (19% of Total) | | | | *373* | *8* | *4* | *4* | *36* | *18* | *18* |
| Shopping Center Pass-by Trips- Main (81% of Total) | | | | *1,592* | *38* | *19* | *19* | *150* | *75* | *75* |
| Shopping Center Net New Trips - Total | | | | 11,189 | 304 | 198 | 106 | 926 | 461 | 465 |
| Shopping Center Net New Trips – Future Retail, Northwest (19% of Total) | | | | *2,126* | *58* | *38* | *20* | *176* | *88* | *88* |
| Shopping Center Net New Trips - Main (81% of Total) | | | | *9,063* | *246* | *160* | *86* | *750* | *373* | *377* |
| High-Turnover (Sit-Down) Rest. Total | | | | 1,713 | 147 | 81 | 66 | 150 | 93 | 57 |
| High-Turnover (Sit-Down) Rest. Internal Capture - Total [1] | | | | 364 | 18 | 12 | 6 | 45 | 28 | 17 |
| High-Turnover (Sit-Down) Rest. Pass-by Trips - Total [3, 4, 8] | | | | 444 | 48 | 24 | 24 | 30 | 15 | 15 |
| High-Turnover (Sit-Down) Rest. Net New Trips - Total | | | | 905 | 81 | 45 | 36 | 75 | 50 | 25 |
| Fast-food Rest. Total | | | | 3,360 | 249 | 126 | 123 | 237 | 123 | 114 |
| Fast-food Rest. Internal Capture - Total [1] | | | | 713 | 30 | 19 | 11 | 71 | 37 | 34 |
| Fast-food Rest Pass-by Trips - Total [3, 5, 8] | | | | 1,214 | 98 | 49 | 49 | 78 | 39 | 39 |
| Fast-food Rest. Net New Trips - Total | | | | 1,433 | 121 | 58 | 63 | 88 | 47 | 41 |
| Coffee/Donut Shop with Drive-Thru | 937 | KSF | 2.0 | 1,201 | 171 | 87 | 84 | 78 | 39 | 39 |
| Coffee/Donut Shop with Drive-Thru Internal Capture Trips [1] | | | | 255 | 22 | 14 | 8 | 24 | 12 | 12 |
| Coffee/Donut Shop with Drive-Thru Pass-by Trips [3, 6, 8] | | | | 784 | 120 | 60 | 60 | 46 | 23 | 23 |
| Coffee/Donut Shop with Drive-Thru Net New Trips | | | | 162 | 29 | 13 | 16 | 8 | 4 | 4 |
| Automobile Parts and Service Center | 943 | KSF | 4.0 | 66 | 8 | 6 | 2 | 8 | 3 | 5 |
| Gasoline/Service Station | 944 | Fueling Positions | 16.0 | 2,752 | 181 | 91 | 90 | 228 | 114 | 114 |
| Gasoline/Service Station Pass-by Trips [3, 7, 8] | | | | 1,479 | 104 | 52 | 52 | 114 | 57 | 57 |
| Gasoline/Service Station Net New Trips | | | | 1,273 | 77 | 39 | 38 | 114 | 57 | 57 |
| **Total Internal Capture Trips** | | | | **4,042** | **136** | **69** | **67** | **453** | **229** | **224** |
| **Total Pass-by Trips** | | | | **5,886** | **416** | **208** | **208** | **454** | **227** | **227** |
| **Total Gross Trips** | | | | **26,404** | **1,289** | **671** | **618** | **2,255** | **1,158** | **1,097** |
| **Total Gross Trips Minus Internal Capture Trips** | | | | **22,362** | **1,153** | **602** | **551** | **1,802** | **929** | **873** |
| **Total Net New Trips (Non-pass-by Trips)** | | | | **16,476** | **737** | **394** | **343** | **1348** | **702** | **646** |

1 - Internal capture capped at 30%.

2 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Shopping Centers under the AM peak and daily conditions. Therefore, the PM peak pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM peak or daily conditions. Therefore, the PM peak rate is used for the AM peak and daily condition.

5 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

6 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating are used.

7 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

8 - Pass-by volumes reduced to not exceed 10% of the adjacent US HWY 441 traffic.

# 3 Trip Distribution and Assignment

## 3.1 Trip Distribution

Pass-by Trip Distribution

The pass-by project trip distribution along US HWY 441 is based on the prevailing directional distribution of traffic along US HWY 441. The pass-by-trip distribution, based on FDOT count data, is provided below:

- AM Peak Hour
  - US HWY 441 Eastbound = 71%
  - US HWY 441 Westbound = 29%

- PM Peak Hour
  - US HWY 441 Eastbound = 34%
  - US HWY 441 Westbound = 66%

Net New Trip Distribution

The North Central Florida Regional Planning Model (NCFRPM) will be used to estimate the net new (non-pass-by) project trip distribution. The net new trip distribution throughout the Study Area is provided in **Figure 1**.

The net new trip distribution on US HWY 441 at the project site is provided below:

- US HWY 441 to/from the west = 33%
- US HWY 441 to/from the east = 67%

The documentation for both the pass-by and the net new trip distribution is provided in **Appendix D**.

## 3.2 Trip Assignment

The pass-by and net new project trips provided in **Table 6** were assigned to the road network and site access intersections based on the distribution percentages. Assumptions were made to determine which access would be used for each land use type. The assumptions are based on the currently planned access intersections provided in Section 1.3. The intersection types and locations may change during the project planning, therefore, the traffic volumes in and out at each access point will be adjusted with the updates. The project trip assignment at the access points is provided in **Figure 4**. The project trip assignment and assumptions are documented in **Appendix E.**

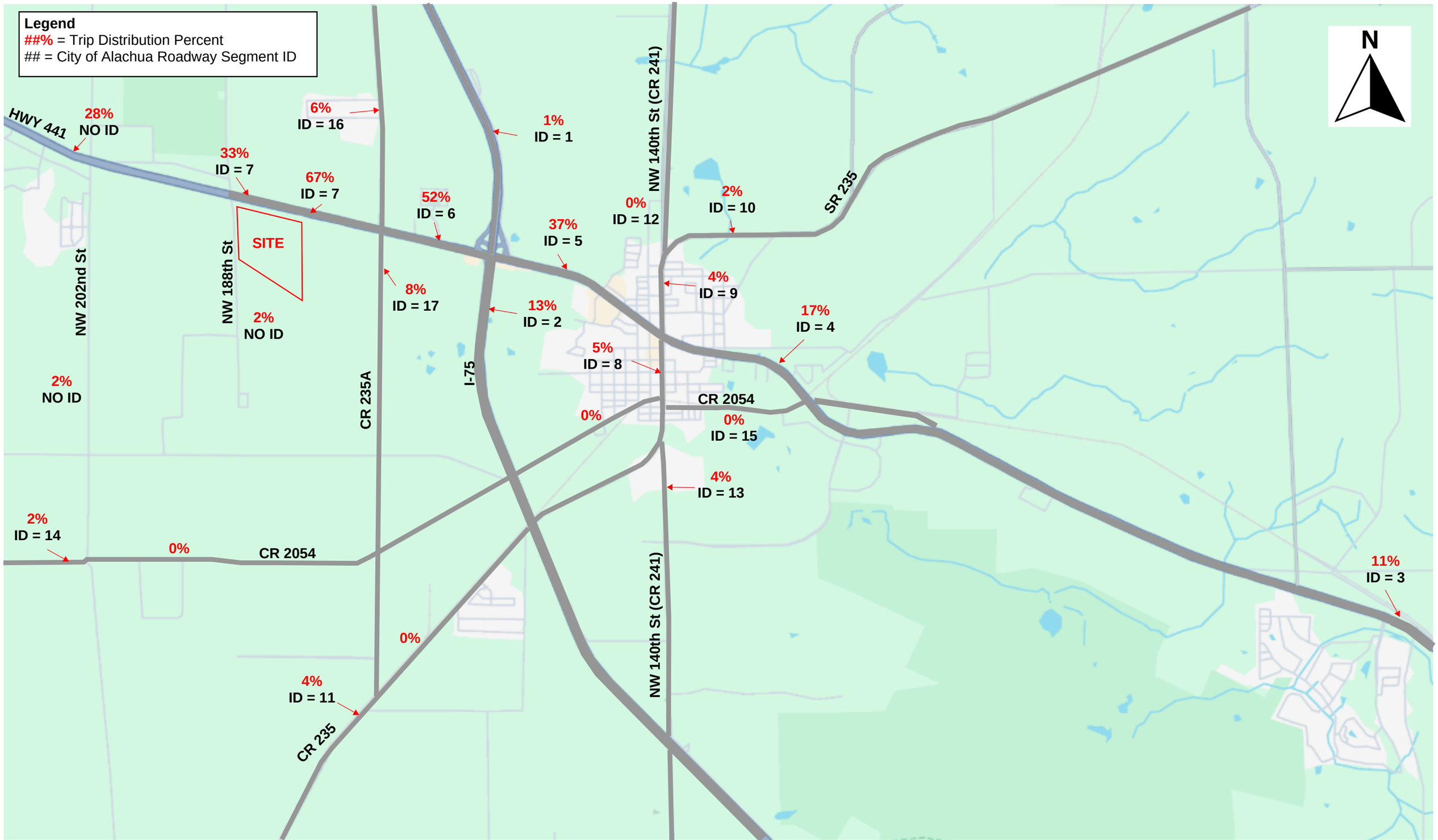



**Figure 1: Trip Distribution**

# 4 Traffic Analysis/Evaluation

## 4.1 Roadway Segment Level of Service Analysis

The daily and PM peak hour net new project trips from the Farmlands Mixed Use site were added to the existing and reserved trips provided in Table 2-a Traffic Impacts – Final Development Orders of the City of Alachua Development Monitoring Report. The roadway segment level-of-service analysis with the Farmlands Mixed Use development project trips are provided in **Table 7**. **Table 8** provides the net change project trips based on the proposed FLU and Zoning Map changes for all of the roadway segments. The development monitoring data documentation is provided in **Appendix F**.

| Roadway Segment | Segment Description | AADT/Peak Hour | Comp Plan MSV | Existing Demand | Reserved Capacity[1] | Available Capacity | Percentage of Capacity Utilized | Farmlands Commercial and Residential Trips | Available Capacity with Farmlands Trips | Percentage of Capacity Utilized with Farmlands Trips |
|---|---|---|---|---|---|---|---|---|---|---|
| Interstate - Minimum Level of Service: C | | | | | | | | | | |
| I-75 (32, 1) | From North City Limit to US 441 | AADT | 91,600 | 47,000 | 87 | 44,513 | 51.41% | 165 | 44,348 | 51.59% |
| | | Peak Hour | 8,250 | 3,898 | 13 | 4,339 | 47.41% | 13 | 4,326 | 47.56% |
| I-75 (31, 2) | From US 441 to the South City Limit | AADT | 91,600 | 73,000 | 131 | 18,469 | 79.84% | 2,142 | 16,327 | 82.18% |
| | | Peak Hour | 8,250 | 4,760 | 19 | 3,471 | 57.93% | 175 | 3,296 | 60.05% |
| State Roads - Minimum Level of Service: D | | | | | | | | | | |
| U.S. Hwy 441 (4127, 3) | From MPO Boundary to CR 25A East Intersection | AADT | 43,000 | 21,000 | 1,325 | 20,675 | 51.92% | 1,812 | 18,863 | 56.13% |
| | | Peak Hour | 3,870 | 2,002 | 212 | 1,656 | 57.21% | 148 | 1,508 | 61.03% |
| U.S. Hwy 441 (106, 4) | From CR 25A East Intersection to SR 235 | AADT | 45,700 | 17,700 | 2,483 | 25,517 | 44.16% | 2,801 | 22,716 | 50.29% |
| | | Peak Hour | 4,110 | 1,559 | 327 | 2,224 | 45.89% | 229 | 1,995 | 51.46% |
| U.S. Hwy 441 (107, 5) | From SR 235 to I-75 | AADT | 39,000 | 26,500 | 1,631 | 10,869 | 72.13% | 6,096 | 4,773 | 87.76% |
| | | Peak Hour | 3,510 | 2,239 | 144 | 1,127 | 67.89% | 499 | 628 | 82.11% |
| U.S. Hwy 441 (4107, 6) | From I-75 to CR 235A | AADT | 39,000 | 34,000 | 3,328 | 1,672 | 95.71% | 8,568 | (6,896) | 117.68% |
| | | Peak Hour | 3,510 | 2,819 | 315 | 376 | 89.29% | 701 | (325) | 109.26% |
| U.S. Hwy 441 (14, 7) | From CR 235A to NW 188th Street | AADT | 43,000 | 25,000 | 2,883 | 15,117 | 64.84% | 11,039 | 4,078 | 90.52% |
| | | Peak Hour | 3,870 | 2,241 | 264 | 1,365 | 64.73% | 903 | 462 | 88.06% |
| SR 235 (108, 8) | From NW 143rd Place to US 441 | AADT | 14,400 | 11,000 | 0 | 3,400 | 76.39% | 824 | 2,576 | 82.11% |
| | | Peak Hour | 1,290 | 830 | 0 | 460 | 64.34% | 67 | 393 | 69.53% |
| SR 235 (109, 9) | From US 441 to NW 140th Street | AADT | 14,400 | 9,400 | 316 | 4,684 | 67.47% | 659 | 4,025 | 72.05% |
| | | Peak Hour | 1,290 | 675 | 38 | 577 | 55.27% | 54 | 523 | 59.46% |
| SR 235 (4109/1439, 10) | From NW 140th Street to East City Limit | AADT | 14,400 | 5,100 | 0 | 9,300 | 35.42% | 330 | 8,970 | 37.71% |
| | | Peak Hour | 1,290 | 471 | 0 | 819 | 36.51% | 27 | 792 | 38.60% |
| County Facilities - Minimum Level of Service: D | | | | | | | | | | |
| CR 235 (11) | From NW 143rd Place to South City Limit | AADT | 15,120 | 8,307 | 985 | 5,828 | 61.46% | 659 | 5,169 | 65.81% |
| | | Peak Hour | 1,359 | 622 | 100 | 637 | 53.13% | 54 | 583 | 57.10% |
| CR 241 (12) | From NW SR 235 to North City Limit | AADT | 15,120 | 3,300 | 356 | 11,464 | 24.18% | 0 | 11,464 | 24.18% |
| | | Peak Hour | 1,359 | 343 | 35 | 981 | 27.81% | 0 | 981 | 27.81% |
| CR 241 (13) | From CR 235 to South City Limit | AADT | 20,880 | 6,618 | 1,714 | 12,548 | 39.90% | 659 | 11,889 | 43.06% |
| | | Peak Hour | 1,881 | 418 | 136 | 1,327 | 29.45% | 54 | 1,273 | 32.32% |
| CR 2054 (14) | From SR 235 to West City Limit | AADT | 15,120 | 2,450 | 1,417 | 11,253 | 25.58% | 330 | 10,923 | 27.76% |
| | | Peak Hour | 1,359 | 129 | 146 | 1,084 | 20.24% | 27 | 1,057 | 22.22% |
| CR 2054 (15) | From SR 235 to US 441 | AADT | 15,120 | 3,211 | 127 | 11,782 | 22.08% | 0 | 11,782 | 22.08% |
| | | Peak Hour | 1,359 | 286 | 32 | 1,041 | 23.40% | 0 | 1,041 | 23.40% |
| CR 235A (16) | From US 441 to North City Limit | AADT | 15,120 | 2,080 | 1,471 | 11,569 | 23.49% | 989 | 10,580 | 30.03% |
| | | Peak Hour | 1,359 | 185 | 144 | 1,030 | 24.21% | 81 | 949 | 30.17% |
| CR 235A (17) | From US 441 to CR 235 | AADT | 15,120 | 6,048 | 4,373 | 4,699 | 68.92% | 1,318 | 3,381 | 77.64% |
| | | Peak Hour | 1,359 | 536 | 447 | 376 | 72.33% | 108 | 268 | 80.28% |

1) The Farmlands Final PD Plan trips were removed from the reserved trips because the Farmlands Commercial and Residential Trips column provides project trips from the full buildout of the development.

**Table 7 – Roadway Segment Level-of-Service Analysis**

| Roadway Segment | Segment Description | AADT/Peak Hour | Comp Plan MSV | Trip Increase based on Net Change of FLU Map | Trip Reduction based on Net Change of Zoning Map |
|---|---|---|---|---|---|
| Interstate - Minimum Level of Service: C | | | | | |
| I-75 (32, 1) | From North City Limit to US 441 | AADT | 91,600 | 47 | -93 |
| | | Peak Hour | 8,250 | 3 | -7 |
| I-75 (31, 2) | From US 441 to the South City Limit | AADT | 91,600 | 615 | -1,206 |
| | | Peak Hour | 8,250 | 42 | -88 |
| State Roads - Minimum Level of Service: D | | | | | |
| U.S. Hwy 441 (4127, 3) | From MPO Boundary to CR 25A East Intersection | AADT | 43,000 | 521 | -1,020 |
| | | Peak Hour | 3,870 | 35 | -74 |
| U.S. Hwy 441 (106, 4) | From CR 25A East Intersection to SR 235 | AADT | 45,700 | 805 | -1,577 |
| | | Peak Hour | 4,110 | 55 | -115 |
| U.S. Hwy 441 (107, 5) | From SR 235 to I-75 | AADT | 39,000 | 1,752 | -3,432 |
| | | Peak Hour | 3,510 | 119 | -250 |
| U.S. Hwy 441 (4107, 6) | From I-75 to CR 235A | AADT | 39,000 | 2,462 | -4,824 |
| | | Peak Hour | 3,510 | 167 | -351 |
| U.S. Hwy 441 (14, 7) | From CR 235A to NW 188th Street | AADT | 43,000 | 3,172 | -6,216 |
| | | Peak Hour | 3,870 | 216 | -452 |
| SR 235 (108, 8) | From NW 143rd Place to US 441 | AADT | 14,400 | 237 | -464 |
| | | Peak Hour | 1,290 | 16 | -34 |
| SR 235 (109, 9) | From US 441 to NW 140th Street | AADT | 14,400 | 189 | -371 |
| | | Peak Hour | 1,290 | 13 | -27 |
| SR 235 (4109/1439, 10) | From NW 140th Street to East City Limit | AADT | 14,400 | 95 | -186 |
| | | Peak Hour | 1,290 | 6 | -14 |
| County Facilities - Minimum Level of Service: D | | | | | |
| CR 235 (11) | From NW 143rd Place to South City Limit | AADT | 15,120 | 189 | -371 |
| | | Peak Hour | 1,359 | 13 | -27 |
| CR 241 (12) | From NW SR 235 to North City Limit | AADT | 15,120 | 0 | 0 |
| | | Peak Hour | 1,359 | 0 | 0 |
| CR 241 (13) | From CR 235 to South City Limit | AADT | 20,880 | 189 | -371 |
| | | Peak Hour | 1,881 | 13 | -27 |
| CR 2054 (14) | From SR 235 to West City Limit | AADT | 15,120 | 95 | -186 |
| | | Peak Hour | 1,359 | 6 | -14 |
| CR 2054 (15) | From SR 235 to US 441 | AADT | 15,120 | 0 | 0 |
| | | Peak Hour | 1,359 | 0 | 0 |
| CR 235A (16) | From US 441 to North City Limit | AADT | 15,120 | 284 | -557 |
| | | Peak Hour | 1,359 | 19 | -41 |
| CR 235A (17) | From US 441 to CR 235 | AADT | 15,120 | 379 | -742 |
| | | Peak Hour | 1,359 | 26 | -54 |

**Table 8 – Roadway Segment Project Trips based on the FLU and Zoning Map Changes**

**Figure 2** illustrates the roadway segment capacity utilization under the buildout condition.

The City of Alachua has seen historical traffic volume increases, with only limited segments functioning at, or near, current adopted levels-of-service standards, as illustrated in **Figure 2** and **Table 7**. Strategic Planning, Transportation Demand Management (TDM), and/or Transportation System Management (TSM) techniques and transportation techniques may be utilized to ensure the City's quality of life elements are maintained as growth occurs throughout north central Florida.

As indicated in this report, there are a number of potential transportation improvements that can be implemented as part of the site future development to improve transportation conditions and all the approved construction plans to demonstrate compliance with adopted level-of-service standards.

In addition, this report includes data indicating the property's proposed rezoning and associated entitlements (pre-post) will result in a net reduction in trip generation and potential traffic impacts.

It is important to note that net new project trips are conservatively high. A portion of the project trips from areas to the west such as High Springs, will be trips that are currently traveling past this site to retail and restaurant destinations in the City of Alachua and Gainesville, and will instead travel to this new destination and not travel east of this site. For this reason, the impact of the Farmlands Mixed Use site is not expected to be as significant as illustrated in **Table 7**. It is difficult to forecast the portion of trips that will be removed from the segment (4107, 6), however, this can be determined by collecting counts after a portion of the commercial property is developed. This data collection may be recommended in the follow-up intersection analysis, to assess the actual impacts of the development. Additionally, the majority of the project trips generated by this development will be associated with the retail and restaurants. Unlike residential land uses that add trips to the roadway network, these commercial uses capture trips. This results in reduced driving time for the local traveling public.

Furthermore, the maximum service volumes established by the City of Alachua are based on the FDOT Quality/Level of Service Handbook. The latest edition of this handbook states multiple limitations of using Generalized Service Volume Tables (GSVTs) such as the limitation noted below from Section 4.4 of the handbook:

*"The GSVTs cannot be relied upon when approaching LOS E and LOS F thresholds, because of operational fluctuations at these thresholds. In these situations, analysts should perform more detailed analysis."*

Because the buildout volumes exceed the adopted level-of-service on US HWY 441 segment (4107, 6), it is recommended that a more detailed analysis is provided along this segment. Intersection analysis at the signalized intersections along this corridor will provide the level-of-service of the US HWY 441 through movements at each

intersection which is needed to determine the appropriate modifications to maintain an acceptable level-of-service. It is recommended that this detailed intersection analysis is included in the follow-up Operational Analysis.

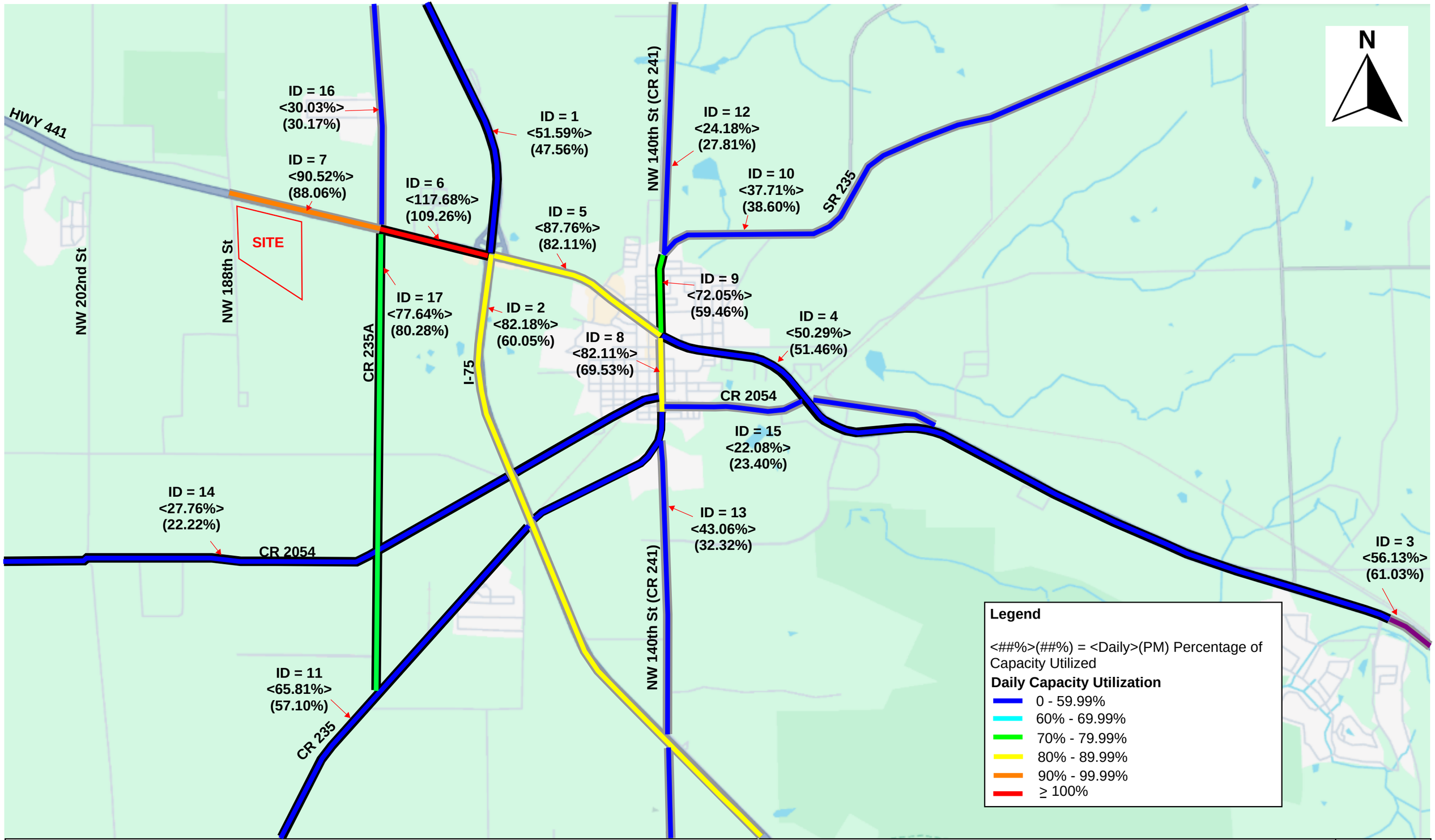



**Figure 2: Percentage of Capacity Utilization Map**

## 4.2 Access Management Evaluation

The preliminary site plan in **Appendix A** provides the preliminary access locations and access types. As the site planning continues to develop, and coordination continues with FDOT, City of Alachua and adjacent developers, the access management plan may be adjusted. The access management plan will be guided based on FDOT access management standards provided in the FDOT Access Management Guidebook as well as the approved access plans of Briarwood Town Center located on the north side of US HWY 441. The FDOT access spacing standard for the US HWY 441 roadway segment is provided in **Table 9**.

| Roadway Access Class | FDOT Context Classification | Movement Type | Multimodal Mix | Network Density | Median Type | Connection/Driveway Spacing (feet) | | Median Opening Spacing (feet) | | Minimum Signal Spacing (feet)*** |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | ≤45mph Posted | >45mph Posted | Directional | Full | |
| Limited Access (LA) Right of Way Facilities | | | | | | Refer to Right of Way (ROW) Maps | | | | |
| 2 | C1 Natural, C2 Rural | Regional | Low | Low | Restrictive w/Service Roads | 660 | 1320 | 1,320 | 2,640 | 2,640 |
| 3 | C1 Natural, C2 Rural, C2T Rural Town, C3R Suburban Residential, C3C Suburban Commercial | Regional | Low | Low | Restrictive | 440 | 660 | 1,320 | 2,640 | 2,640 |

**Table 9 – FDOT Access Spacing Standards**

**Figure 3** provides the preliminary site access plan and access spacing dimensions. The three proposed access points to the site are labeled A, B, and D from west to east. Access C has been removed due to spacing constraints. The proposed Briarwood Town Center is located directly north of this site on US HWY 441. Access requirements are documented in the Briarwood Town Center developer's agreement; therefore, these access requirements are considered in the access management evaluation. The access locations and types are currently being coordinated with FDOT, the developer of Briarwood Town Center to the north, and the City of Alachua.

Access A is a proposed directional access where left outs are prohibited. The access is located on US HWY 441 approximately 1,112 FT east of NW 188$^{th}$ Street. This access type and location was approved with the Briarwood Town Center project on the north side of US HWY 441.

Access B is a proposed signalized through cut, located approximately 727 FT east of Access A. FDOT recently approved a signalized through-cut with left-ins permitted at this location.

Access D is a proposed directional access intersection located approximately 951 FT west of NW 164$^{th}$ Lane. The median opening on US HWY 441 at NW 164$^{th}$ Lane, east of access D, is proposed to be modified to a directional median opening with the Briarwood Town Center development, at the time that the development connects to NW 164$^{th}$ Lane.

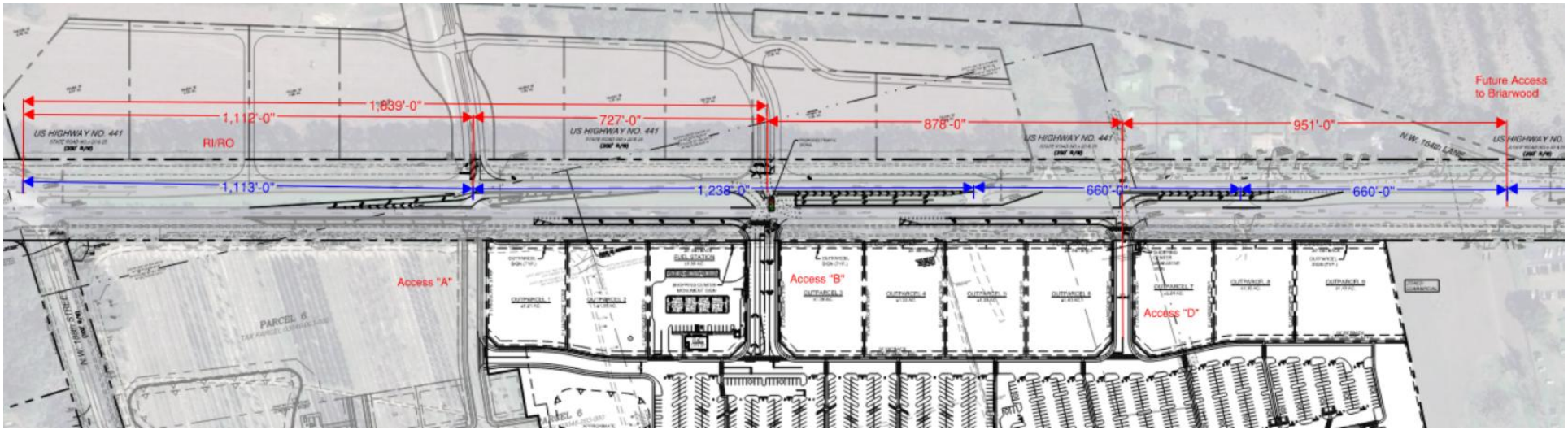



**Figure 3 – Preliminary Access Management Plan**

# 5 Traffic Calming on US HWY 441

The US HWY 441 road segment from NW 164th Lane to NW 218th Terrace is posted at 65 MPH. Within the urban portions of the City of Alachua and the City of High Springs, the posted speed limit is 45 MPH. The land adjacent to US HWY 441 from I-75 to High Springs is developing rapidly, causing the landscape to change from rural to urban.

Traffic signalization is anticipated with this development and is planned with the development across the street. It is expected that as this area becomes more urbanized, travel speeds will reduce. It is important for the posted speed limit to also be reduced while the development occurs. OTS along with the Farmlands Mixed Use development team will coordinate with FDOT on methods to reduce vehicle speeds and the posted speed limits.

Potential methods being considered to reduce the posted speed are to conduct a speed study and/or re-classification of this US HWY 441 roadway segment. Additional Traffic Management Techniques will be reviewed during the development plan approval process.

# 6 Conclusion and Recommendations

This traffic study included the following analysis and evaluation as agreed upon in the approved methodology letter:

- Roadway Segment Level of Service Analysis
- Access Management Evaluation

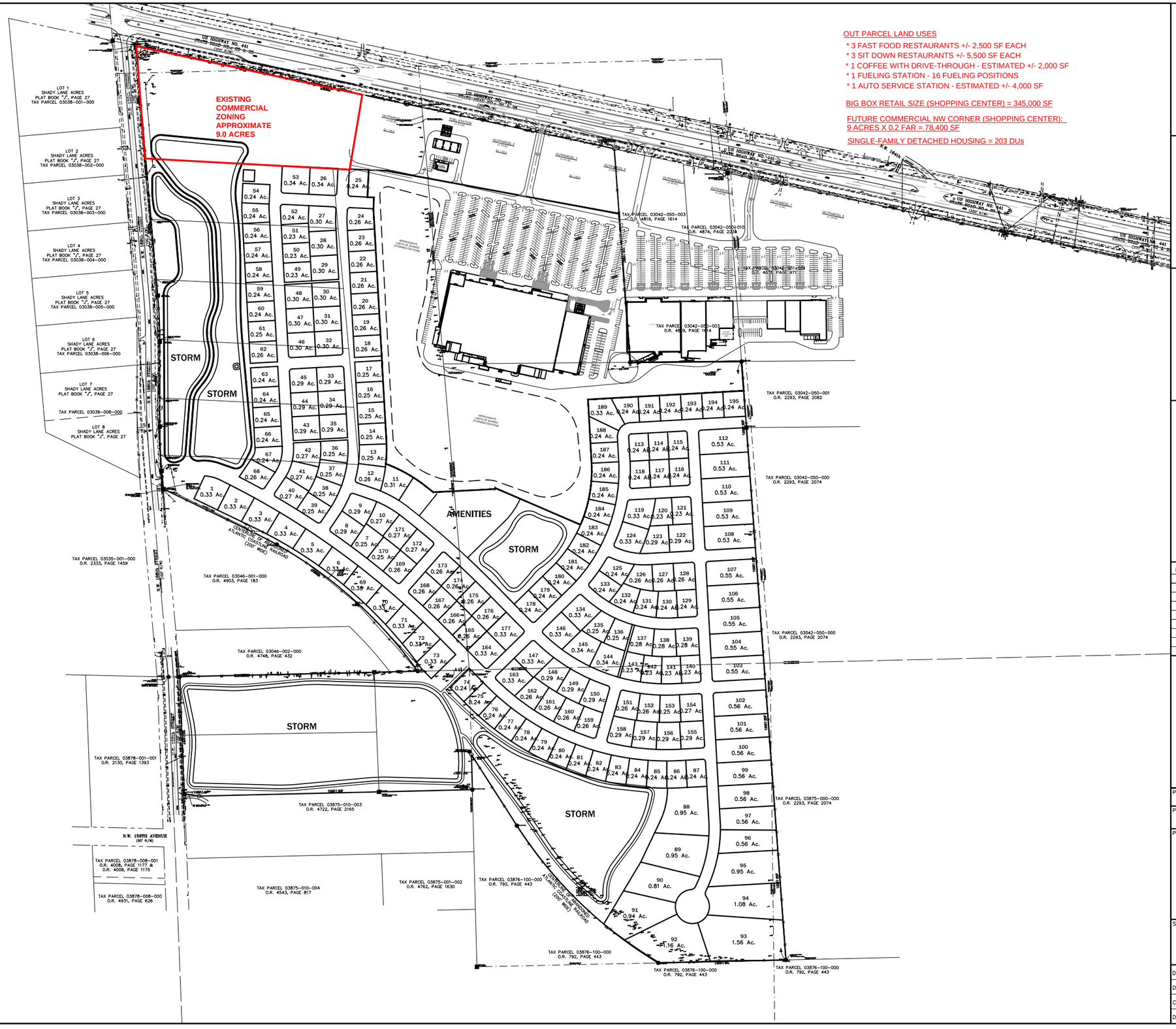
Based on the results from this study the following recommendations are made to support the project traffic:

- As stated in the 2023 FDOT Multimodal Quality/Level of Service Handbook, it is recommended that a detailed analysis is provided along the US HWY 441 corridor in follow-up Operational Analysis. Intersection analysis at the signalized intersections along this corridor will demonstrate the level-of-service of the US HWY 441 corridor through movements at each of the intersections. Potential transportation improvements will be evaluated to maintain an acceptable level-of-service, including TDM and/or TSM improvements/changes, reclassification of the roadway segment(s), corridor signal retiming, and intersection modifications.

- The access management plan has and will continue to be coordinated with FDOT, the developer of Briarwood Town Center to the north, and the City of Alachua. FDOT has provided approval for the signalized through-cut at Access B with left-ins permitted and provided verbal approval of the access types and locations of Access A and D during access management meetings. The turn lane configurations and lengths will be evaluated with the Operational Analysis.

- The US HWY 441 road segment from NW 164$^{th}$ Lane to NW 218$^{th}$ Terrace is posted at 65 MPH. It is recommended to continue coordination with FDOT to reduce vehicle speeds and posted speed limits along this road segment where the adjacent land uses are changing from rural to urban. Potential methods being considered to reduce the posted speed are to conduct a speed study and/or re-classification of the US HWY 441 roadway segment currently posted at 65 MPH.

# Appendix A
# Preliminary Site Plan





consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com permitting@edafl.com


NORTH

SCALE: 1" = 200'

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GRAPHIC SCALE

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Professional Engineer of Record:

Engineer Certificate No.

Project No: 21-176

Project phase: CONCEPTUAL

Project title: FARMLANDS COMMERCIAL DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: CONECPT PLAN - V2

| | |
|---|---|
| Designed: SJR | Sheet No.: 21 |
| Drawn: NJG | |
| Checked: TAR | |
| Date: 07/30/25 | |

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# Appendix B
# Methodology Letter

September 24, 2025

Bryan Thomas, AICP, CPM
Director of Planning & Community Development
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Carlos Nieto, PE
Florida Department of Transportation
2198 Edison Avenue
Jacksonville, Florida 32204

RE: Farmlands Commercial and Residential Development – Roadway Segment Level-of-Service Analysis (LOS) - Methodology

Dear Bryan, Carlos,

Optimus Traffic Solutions (OTS) is preparing a traffic study for the proposed Farmlands Commercial and Residential Development that will be located at the southeast corner of HWY 441 and NW 188th Street in Alachua, Florida.

The traffic study for this proposed development will be provided in two parts:

Part 1 - Roadway Segment LOS Analysis – The part 1 traffic study will include the trip generation, trip distribution, and roadway segment level of service analysis.

The part 1 traffic study will accompany the proposed land use and zoning changes and will be used to determine the study area for the part 2 traffic study.

Part 2 - Operational Analysis – The part 2 traffic study will provide the operational analysis at all access intersections and offsite intersections. It is anticipated that a traffic signal warrant analysis and Intersection Control Evaluation (ICE) will be required as part of the part 2 traffic study.

The part 2 study will accompany the FDOT access permit application and the site plan submittal.

This methodology provides the guidelines for the Part 1 - Roadway Segment LOS Analysis.

**Description of the Proposed Development** – The Farmlands Commercial and Residential Development is a mixed-use site estimated to include the following land uses under the buildout condition:

- 203 Single Family Detached Homes
- 423,400 KSF Shopping Center
- 3 Sit Down Restaurants +/- 5,500 SF
- 3 Fast-food Restaurants with Drive-through +/- 2,500 SF
- 1 Coffee Shop with Drive-through +/- 2,000 SF
- Gasoline/Service Station with 16 fueling positions
- 1 Auto Service Center +/- 4,000 SF

Access to the site will be via multiple connections along HWY 441 which will be coordinated with FDOT. A preliminary concept plan is provided in **Attachment A**.

**Analysis Timeframe** – The site will be built out in phases with the full buildout anticipated in 2032.

**Analysis Period** – The City of Alachua Development Data Tables provide both AADT and peak hour capacity volumes. The weekday daily, AM peak hour and PM peak hour project trips will be generated and applied to the roadway network as part of this traffic study. The weekday and PM peak hour will be used to analyze the roadway segment level of service. The AM peak hour trips will be forecasted with this study; however, these project trips are only expected to be analyzed in the Part 2 - Operational Analysis.

**Trip Generation** – The ITE Trip Generation Manual, 11$^{th}$ Edition is used to estimate the trip generation for the mixed-use site, as shown in **Table 1**. The trip generation documentation is provided in **Attachment B**.

| Farmlands Commercial and Residential Trip Generation | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Land Use | Land Use Code | Variable Type | Variable Size | Daily Trips | AM Peak Trips | | | PM Peak Trips | | |
| | | | | | Total | In | Out | Total | In | Out |
| Single-Family Detached Housing (I.C. RESIDENTIAL) | 210 | DUs | 203.0 | **1936** | **142** | **36** | **106** | **193** | **122** | **71** |
| Internal Capture Trips[1] | | | | 455 | 24 | 2 | 22 | 58 | 37 | 21 |
| Shopping Center - Big Box (I.C. RETAIL) | 820 | KSF | 423.4 | **16919** | **383** | **237** | **146** | **1595** | **766** | **829** |
| Internal Capture Trips[1] | | | | 2289 | 40 | 20 | 20 | 265 | 120 | 145 |
| Pass-by Trips (AM, PM, daily: 19%)[2, 3, 8] | | | | 2780 | 48 | 24 | 24 | 246 | 123 | 123 |
| High-Turnover (Sit-Down) Restaurant | 932 | KSF | 5.5 | 590 | 53 | 29 | 24 | 50 | 31 | 19 |
| High-Turnover (Sit-Down) Restaurant | 932 | KSF | 5.5 | 590 | 53 | 29 | 24 | 50 | 31 | 19 |
| High-Turnover (Sit-Down) Restaurant | 932 | KSF | 5.5 | 590 | 53 | 29 | 24 | 50 | 31 | 19 |
| High-Turnover (Sit-Down) Rest. Total | | | | **1770** | **159** | **87** | **72** | **150** | **93** | **57** |
| High-Turnover (Sit-Down) Rest. Total - Internal Capture Trips[1] | | | | 357 | 16 | 11 | 5 | 45 | 28 | 17 |
| Pass-by Trips (AM, PM, daily: 43%)[4, 3, 8] | | | | 608 | 58 | 29 | 29 | 34 | 17 | 17 |
| Fast-food Restaurant with Drive-Through | 934 | KSF | 2.5 | 1169 | 112 | 57 | 55 | 83 | 43 | 40 |
| Fast-food Restaurant with Drive-Through | 934 | KSF | 2.5 | 1169 | 112 | 57 | 55 | 83 | 43 | 40 |
| Fast-food Restaurant with Drive-Through | 934 | KSF | 2.5 | 1169 | 112 | 57 | 55 | 83 | 43 | 40 |
| Fast-food Rest. Total | | | | **3507** | **336** | **171** | **165** | **249** | **129** | **120** |
| Fast-food Rest. Total - Internal Capture Trips[1] | | | | 707 | 34 | 22 | 12 | 75 | 39 | 36 |
| Pass-by Trips (AM: 50%, PM: 55%, daily: 52.5%)[3, 5, 8] | | | | 1470 | 150 | 75 | 75 | 92 | 46 | 46 |
| Coffee/Donut Shop with Drive-Thru | 937 | KSF | 2.0 | **1067** | **172** | **88** | **84** | **78** | **39** | **39** |
| Coffee/Donut Shop with Drive-Thru - Internal Capture Trips[1] | | | | 215 | 19 | 12 | 7 | 23 | 11 | 12 |
| Pass-by Trips (AM: 90%, PM: 98%, daily: 94%)[3, 6, 8] | | | | 801 | 136 | 68 | 68 | 52 | 26 | 26 |
| Automobile Parts and Service Center | 943 | KSF | 4.0 | **66** | **8** | **6** | **2** | **8** | **3** | **5** |
| Gasoline/Service Station | 944 | Fueling Positions | 16.0 | **2752** | **164** | **82** | **82** | **223** | **112** | **111** |
| Pass-by Trips (AM: 63%, PM: 57%, daily: 60%)[3, 7, 8] | | | | 1651 | 104 | 52 | 52 | 126 | 63 | 63 |
| **Total Internal Capture Trips** | | | | 4023 | 133 | 67 | 66 | 466 | 235 | 231 |
| **Total Pass-by Trips** | | | | 7310 | 496 | 248 | 248 | 550 | 275 | 275 |
| **Total Gross Trips** | | | | **28017** | **1364** | **707** | **657** | **2496** | **1264** | **1232** |
| **Total Gross Trips Minus Internal Capture Trips** | | | | 23994 | 1231 | 640 | 591 | 2030 | 1029 | 1001 |
| **Total Net New Trips** | | | | 16684 | 735 | 392 | 343 | 1480 | 754 | 726 |

1 - Internal capture capped at 30%.

2 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Shopping Centers under the AM Pk and daily conditions. Therefore, the PM Pk pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM or daily conditions. Therefore, the PM Pk rate is used for the AM and daily condition.

5 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM Pk and PM Pk rates is used for the daily condition.

6 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating is used.

7 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM Pk and PM Pk rates is used for the daily condition.

8 - Pass-by volumes are expected to be reduced so that they do not exceed 10% of the adjacent HWY 441 street traffic. This reduction to 10% of the adjacent roadway traffic will be applied in the traffic study.

In addition to the trip generation provided in **Table 1**, a separate trip generation comparison table will be prepared to compare the existing land use and zoning to the proposed land use and zoning.

**Trip Distribution**

The pass-by project trip distribution along HWY 441 will be based on the prevailing directional distribution of traffic along HWY 441. The directional distribution will be determined from hourly volumes provided by counts in the FDOT Traffic Online.

The North Central Florida Regional Planning Model (NCFRPM) will be used to estimate the project non-pass-by project trip distribution.

**Data Collection**

No traffic counts are proposed with the Part 1 – Traffic Study.

Count data from FDOT Traffic Online and from the City of Alachua Concurrency Management will be used for the roadway segment analysis.

**Study Area**

The roadway segment level of service analysis will include all roadway segments identified in the Transportation Element of the City of Alachua's Comprehensive Plan. The results from this study will be used to determine the Study Area intersections of the Part 2 – Operational Analysis.

**Background Traffic and Buildout Traffic**

The site is anticipated to be built out in 2032. Growth rates will be derived from the FDOT historical ADT volumes. If the growth rates are calculated as less than 1.0% a minimum 1.0% growth rate will be applied. If data is not available to calculate growth rates, a 2% minimum growth rate value will be applied. Project trips will be combined with background volumes and reserved trips to derive the 2032 buildout volumes.

**Reserved Trips**

There are multiple planned developments planned within the City of Alachua. OTS will coordinate with the City of Alachua to obtain the reserved trips from approved traffic studies. The reserved trips will be applied to the roadway network and included with the background traffic, where applicable.

**Analysis and Evaluations**

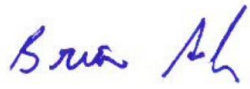
- Roadway Segment LOS analysis – A roadway segment LOS analysis will be provided for all roadway segments listed in the Study Area section of this letter. The roadway segment analysis will be based on hourly directional volumes during the AM and PM peak hour of roadway traffic.
- Access Management Evaluation – The proposed site access will be evaluated in accordance with FDOT Access Management Standards. The proposed Briarwood Town Center is located directly north of this site on HWY 441. Access requirements are documented in the Briarwood Town Center developer's agreement; therefore, these access requirements will be included in the access management evaluation. Though the access evaluation will start with the Part 1 study, it is expected that the specific access intersection types and potentially the locations will not be approved until the Part 2 Operational Analysis is completed.

**Recommendations and Conclusions**

Recommendations will be provided to mitigate deficiencies caused by project traffic.

OTS will submit a draft TIA report to the City of Alachua and FDOT staff. A final signed and sealed study will be submitted to all reviewing agencies after comments have been resolved.

Sincerely,



Brian Snyder, PE

Principal

Optimus Traffic Solutions, LLC

# Appendix C
# Trip Generation

| Farmlands Commercial and Residential Trip Generation | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Land Use | Land Use Code | Variable Type | Variable Size | Daily Trips | AM Peak Trips | | | PM Peak Trips | | |
| | | | | | Total | In | Out | Total | In | Out |
| Single-Family Detached Housing | 210 | DUs | 203 | **1,904** | **142** | **38** | **104** | **185** | **115** | **70** |
| Single-Family Detached Housing Internal Capture Trips[1] | | | | 456 | 25 | 3 | 22 | 56 | 35 | 21 |
| Shopping Center | 820 | KSF | 423.4 | **15,408** | **391** | **242** | **149** | **1,369** | **671** | **698** |
| Shopping Center Internal Capture Trips[1] | | | | 2,254 | 41 | 21 | 20 | 257 | 117 | 140 |
| Pass-by Trips (AM, PM, Daily: 19%)[2, 3, 8] - CALCULATED FROM ITE | | | | 2,499 | 50 | 25 | 25 | 210 | 105 | 105 |
| High-Turnover (Sit-Down)Restaurant | 932 | KSF | 5.5 | 571 | 49 | 27 | 22 | 50 | 31 | 19 |
| High-Turnover (Sit-Down)Restaurant | 932 | KSF | 5.5 | 571 | 49 | 27 | 22 | 50 | 31 | 19 |
| High-Turnover (Sit-Down)Restaurant | 932 | KSF | 5.5 | 571 | 49 | 27 | 22 | 50 | 31 | 19 |
| High-Turnover (Sit-Down) Rest. Total | | | | **1,713** | **147** | **81** | **66** | **150** | **93** | **57** |
| High-Turnover (Sit-Down) Rest. Total - Internal Capture Trips[1] | | | | 364 | 18 | 12 | 6 | 45 | 28 | 17 |
| Pass-by Trips (AM, PM, Daily: 43%)[4, 3, 8] - CALCULATED FROM ITE | | | | 580 | 52 | 26 | 26 | 34 | 17 | 17 |
| Fast-food Restaurant with Drive-Through | 934 | KSF | 2.5 | 1,120 | 83 | 42 | 41 | 79 | 41 | 38 |
| Fast-food Restaurant with Drive-Through | 934 | KSF | 2.5 | 1,120 | 83 | 42 | 41 | 79 | 41 | 38 |
| Fast-food Restaurant with Drive-Through | 934 | KSF | 2.5 | 1,120 | 83 | 42 | 41 | 79 | 41 | 38 |
| Fast-food Rest. Total | | | | **3,360** | **249** | **126** | **123** | **237** | **123** | **114** |
| Fast-food Rest. Total - Internal Capture Trips[1] | | | | 713 | 30 | 19 | 11 | 71 | 37 | 34 |
| Pass-by Trips (AM: 50%, PM: 55%, Daily: 52.5% )[3, 5, 8] - CALCULATED FROM ITE | | | | 1,390 | 108 | 54 | 54 | 88 | 44 | 44 |
| Coffee/Donut Shop with Drive-Thru | 937 | KSF | 2.0 | **1,201** | **171** | **87** | **84** | **78** | **39** | **39** |
| Coffee/Donut Shop with Drive-Thru - Internal Capture Trips[1] | | | | 255 | 22 | 14 | 8 | 24 | 12 | 12 |
| Pass-by Trips (AM: 90%, PM: 98%, Daily: 94%)[3, 6, 8] - CALCULATED FROM ITE | | | | 889 | 132 | 66 | 66 | 52 | 26 | 26 |
| Automobile Parts and Service Center | 943 | KSF | 4.0 | **66** | **8** | **6** | **2** | **8** | **3** | **5** |
| Gasoline/Service Station | 944 | Fueling Positions | 16.0 | **2,752** | **181** | **91** | **90** | **228** | **114** | **114** |
| Pass-by Trips (AM: 63%, PM: 57%, Daily: 60%)[3, 7, 8] - CALCULATED FROM ITE | | | | 1,651 | 114 | 57 | 57 | 130 | 65 | 65 |
| **Total Internal Capture Trips** | | | | 4,042 | 136 | 69 | 67 | 453 | 229 | 224 |
| **Total Pass-by Trips - CALCULATED FROM ITE** | | | | 7,009 | 456 | 228 | 228 | 514 | 257 | 257 |
| **Total Gross Trips** | | | | **26,404** | **1,289** | **671** | **618** | **2,255** | **1,158** | **1,097** |
| **Total Gross Trips Minus Internal Capture Trips** | | | | 22,362 | 1,153 | 602 | 551 | 1,802 | 929 | 873 |
| **Total Net New Trips** | | | | 15,353 | 697 | 374 | 323 | 1,288 | 672 | 616 |

1 - Internal capture capped at 30%.

2 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Shopping Centers under the AM Pk and daily conditions. Therefore, the PM Pk pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM or daily conditions. Therefore, the PM Pk rate of 43% is used for the AM and daily condition.

5 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM Pk rate of 50% and PM Pkrate of 55% is used for the daily condition.

6 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating is used.

7 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM Pk of 63% and PM Pk rate of 57% is used for the daily condition.

8 - Pass-by volumes are reduced so that they do not exceed 10% of the adjacent HWY 441 street traffic.

**Daily Internal Capture Calculations**

| | AM I.C. | PM I.C. (Calc.) | Daily (Avg) |
|---|---|---|---|
| Single-Family | 0.176056338 | 0.30 | 0.23937952 |
| Shopping Center | 0.104859335 | 0.187728269 | 0.146293802 |
| Restaurants | 0.12345679 | 0.30 | 0.212266029 |
| | | Capped at 30% | |

**Restaurant Internal Capture Calculations**

* Restaurant trips were combined to determine the total internal capture of all restaurants. The calculations below are used to divide the internal capture trips based on the trip generation of the individual restaurant categories.

| | Daily Trips | AM Peak Trips | | | PM Peak Trips | | |
|---|---|---|---|---|---|---|---|
| | | Total | In | Out | Total | In | Out |
| **Total Restaurant I.C. Trips** | 1,332 | 70 | 45 | 25 | 140 | 77 | 63 |
| High-Turnover (Sit-Down) Rest. Total | 1,713 | 147 | 81 | 66 | 150 | 93 | 57 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| High-Turnover (Sit-Down) Rest. % of Total | 0.27 | | 0.28 | 0.24 | | 0.36 | 0.27 |
| High-Turnover (Sit-Down) Rest. - Internal Capture Trips | 364 | 18 | 12 | 6 | 45 | 28 | 17 |
| Fast-food Rest. Total | 3,360 | 249 | 126 | 123 | 237 | 123 | 114 |
| Fast-food Rest. % of Total | 0.54 | | 0.43 | 0.45 | | 0.48 | 0.54 |
| Fast-food Rest. - Internal Capture Trips | 713 | 30 | 19 | 11 | 71 | 37 | 34 |
| Coffee/Donut Shop with Drive - Thru | 1,201 | 171 | 87 | 84 | 78 | 39 | 39 |
| Coffee/Donut Shop with Drive - Thru % of Total | 0.19 | | 0.30 | 0.31 | | 0.15 | 0.19 |
| Coffee/Donut Shop with Drive - Internal Capture Trips | 255 | 22 | 14 | 8 | 24 | 12 | 12 |
| Total | 6,274 | 567 | 294 | 273 | 465 | 255 | 210 |

**Pass-by 10% Adjacent Street Traffic Review**

AM Peak Hour

| | | Total Pass-by Project Trips | AM Peak Trips | |
|---|---|---|---|---|
| | | | In | Out |
| Eastbound - Calculated Pass-by Trips | 71% | FROM ITE | 162 | 162 |
| 10% 441 Eastbound Traffic Volumes | | 10% OF ADJ ST | 148 | 148 |
| Westbound - Calculated Pass-by Trips | 29% | FROM ITE | 66 | 66 |
| 10% 441 Westbound Traffic Volumes | | 10% OF ADJ ST | 60 | 60 |
| 10% 441 Both Directions | | 10% OF ADJ ST | 208 | 208 |

* USE THE HIGHLIGHTED 10% OF ADJACENT STREET TRAFFIC

PM Peak Hour

| | | PM Peak Trips | | |
|---|---|---|---|---|
| | | | In | Out |
| Eastbound - Calculated Pass-by Trips | 34% | FROM ITE | 87 | 87 |
| 10% 441 Eastbound Traffic Volumes | | 10% OF ADJ ST | 78 | 78 |
| Westbound - Calculated Pass-by Trips | 66% | FROM ITE | 170 | 170 |
| 10% 441 Westbound Traffic Volumes | | 10% OF ADJ ST | 149 | 149 |
| 10% 441 Both Directions | | 10% OF ADJ ST | 227 | 227 |

**Trip Gen using 10% Adjacent Street Traffic**

**Farmlands Commercial and Residential Trip Generation**

| Land Use | Land Use Code | Variable Type | Variable Size | Daily Trips | AM Peak Trips | | | PM Peak Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Total | In | Out | Total | In | Out |
| Single-Family Detached Housing | 210 | DUs | 203.0 | 1,904 | 142 | 38 | 104 | 185 | 115 | 70 |
| Single-Family Detached Housing - Internal Capture Trips [1] | | | | 456 | 25 | 3 | 22 | 56 | 35 | 21 |
| Single-Family Detached Housing - Net New Trips | | | | 1,448 | 117 | 35 | 82 | 129 | 80 | 49 |
| Shopping Center - Total | 820 | KSF | 423.4 | 15,408 | 391 | 242 | 149 | 1369 | 671 | 698 |
| Shopping Center Internal Capture Trips - Total [1] | | | | 2,254 | 41 | 21 | 20 | 257 | 117 | 140 |
| Shopping Center Pass-by Trips - Total [2, 3, 8] | | | | 1,965 | 46 | 23 | 23 | 186 | 93 | 93 |
| Shopping Center Pass-by Trips - NW corner of Proerty (19% of Total) | | | | *373* | *8* | *4* | *4* | *36* | *18* | *18* |
| Shopping Center Pass-by Trips- Main (81% of Total) | | | | *1,592* | *38* | *19* | *19* | *150* | *75* | *75* |
| Shopping Center Net New Trips - Total | | | | 11,189 | 304 | 198 | 106 | 926 | 461 | 465 |
| Shopping Center Net New Trips - NW corner of Proerty (19% of Total) | | | | *2,126* | *58* | *38* | *20* | *176* | *88* | *88* |
| Shopping Center Net New Trips - Big Box (81% of Total) | | | | *9,063* | *246* | *160* | *86* | *750* | *373* | *377* |
| High-Turnover (Sit-Down) Rest. Total | | | | 1,713 | 147 | 81 | 66 | 150 | 93 | 57 |
| High-Turnover (Sit-Down) Rest. Internal Capture - Total [1] | | | | 364 | 18 | 12 | 6 | 45 | 28 | 17 |
| High-Turnover (Sit-Down) Rest. Pass-by Trips - Total [3, 4, 8] | | | | 444 | 48 | 24 | 24 | 30 | 15 | 15 |
| High-Turnover (Sit-Down) Rest. Net New Trips - Total | | | | 905 | 81 | 45 | 36 | 75 | 50 | 25 |
| Fast-food Rest. Total | | | | 3,360 | 249 | 126 | 123 | 237 | 123 | 114 |
| Fast-food Rest. Internal Capture - Total [1] | | | | 713 | 30 | 19 | 11 | 71 | 37 | 34 |
| Fast-food Rest Pass-by Trips - Total [3, 5, 8] | | | | 1,214 | 98 | 49 | 49 | 78 | 39 | 39 |
| Fast-food Rest. Net New Trips - Total | | | | 1,433 | 121 | 58 | 63 | 88 | 47 | 41 |
| Coffee/Donut Shop with Drive-Thru | 937 | KSF | 2.0 | 1,201 | 171 | 87 | 84 | 78 | 39 | 39 |
| Coffee/Donut Shop with Drive-Thru Internal Capture Trips [1] | | | | 255 | 22 | 14 | 8 | 24 | 12 | 12 |
| Coffee/Donut Shop with Drive-Thru Pass-by Trips [3, 6, 8] | | | | 784 | 120 | 60 | 60 | 46 | 23 | 23 |
| Coffee/Donut Shop with Drive-Thru Net New Trips | | | | 162 | 29 | 13 | 16 | 8 | 4 | 4 |
| Automobile Parts and Service Center | 943 | KSF | 4.0 | 66 | 8 | 6 | 2 | 8 | 3 | 5 |
| Gasoline/Service Station | 944 | Fueling Positions | 16.0 | 2,752 | 181 | 91 | 90 | 228 | 114 | 114 |
| Gasoline/Service Station Pass-by Trips [3, 7, 8] | | | | 1,479 | 104 | 52 | 52 | 114 | 57 | 57 |
| Gasoline/Service Station Net New Trips | | | | 1,273 | 77 | 39 | 38 | 114 | 57 | 57 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Total Internal Capture Trips** | **4,042** | **136** | **69** | **67** | **453** | **229** | **224** |
| **Total Pass-by Trips** | **5,886** | **416** | **208** | **208** | **454** | **227** | **227** |
| **Total Gross Trips** | **26,404** | **1,289** | **671** | **618** | **2,255** | **1,158** | **1,097** |
| **Total Gross Trips Minus Internal Capture Trips** | **22,362** | **1,153** | **602** | **551** | **1,802** | **929** | **873** |
| **Total Net New Trips (Non-pass-by Trips)** | **16,476** | **737** | **394** | **343** | **1348** | **702** | **646** |

1 - Internal capture capped at 30%.

2 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Shopping Centers under the AM peak and daily conditions. Therefore, the PM peak pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM peak or daily conditions. Therefore, the PM peak rate is used for the AM peak and daily condition.

5 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

6 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating is used.

7 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

8 - Pass-by volumes reduced to not exceed 10% of the adjacent HWY 441 traffic.

**Daily Pass-by Calculations**

| | AM Pass-By % | PM Pass-By % | Average Used for Daily |
|---|---|---|---|
| Shopping Center | 13.14% | 16.73% | 14.93% |
| High-Turnover Rest. | 37.21% | 28.57% | 32.89% |
| Fast-food Rest. | 44.75% | 46.99% | 45.87% |
| Coffee/Donut Shop | 80.54% | 85.19% | 82.86% |
| Gasoline Station | 57.46% | 50.00% | 53.73% |

# Single-Family Detached Housing
(210)

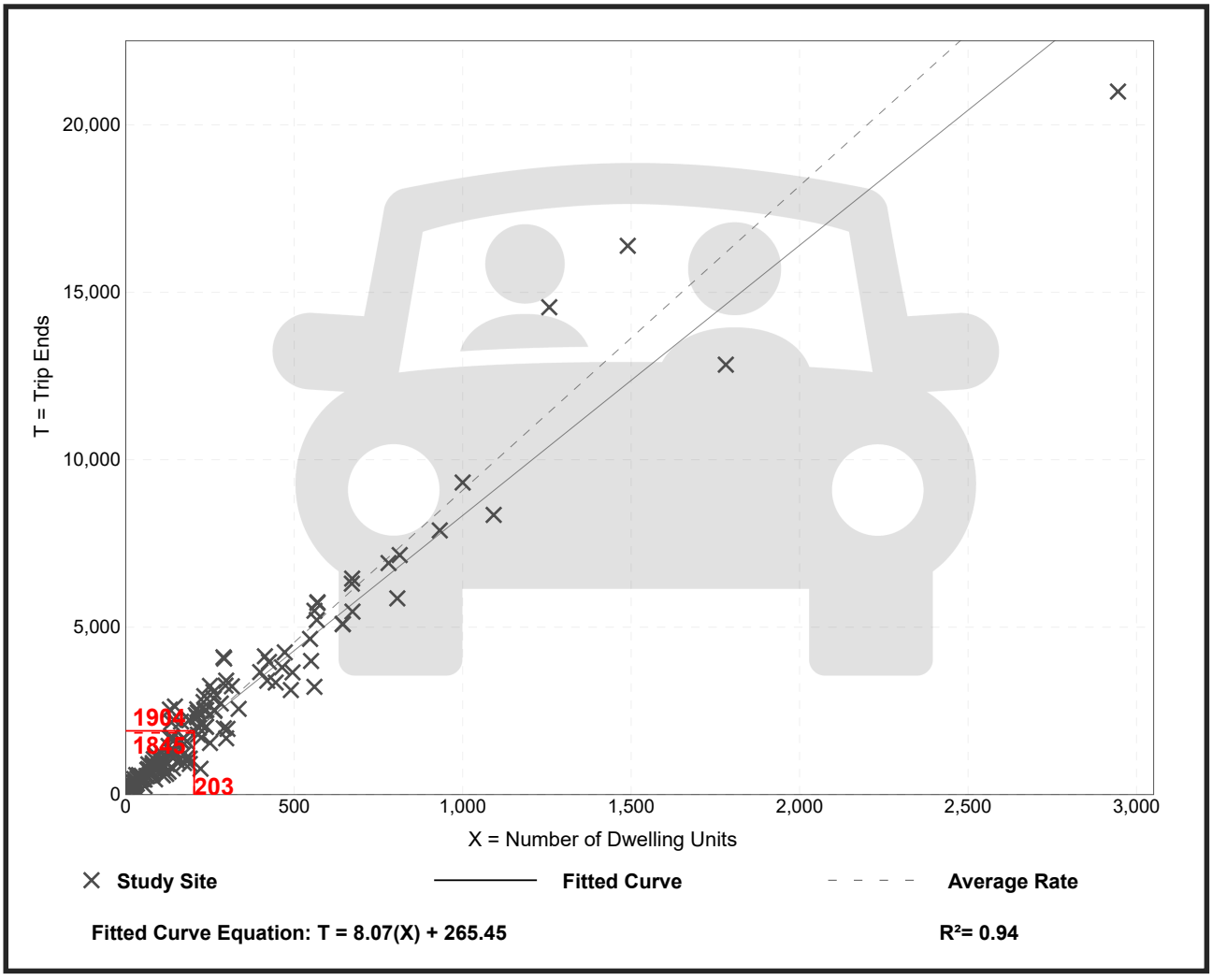
**Vehicle Trip Ends vs:** **Dwelling Units**
**On a:** **Weekday**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 9.09 | 3.47 - 23.80 | 2.29 |

## Data Plot and Equation




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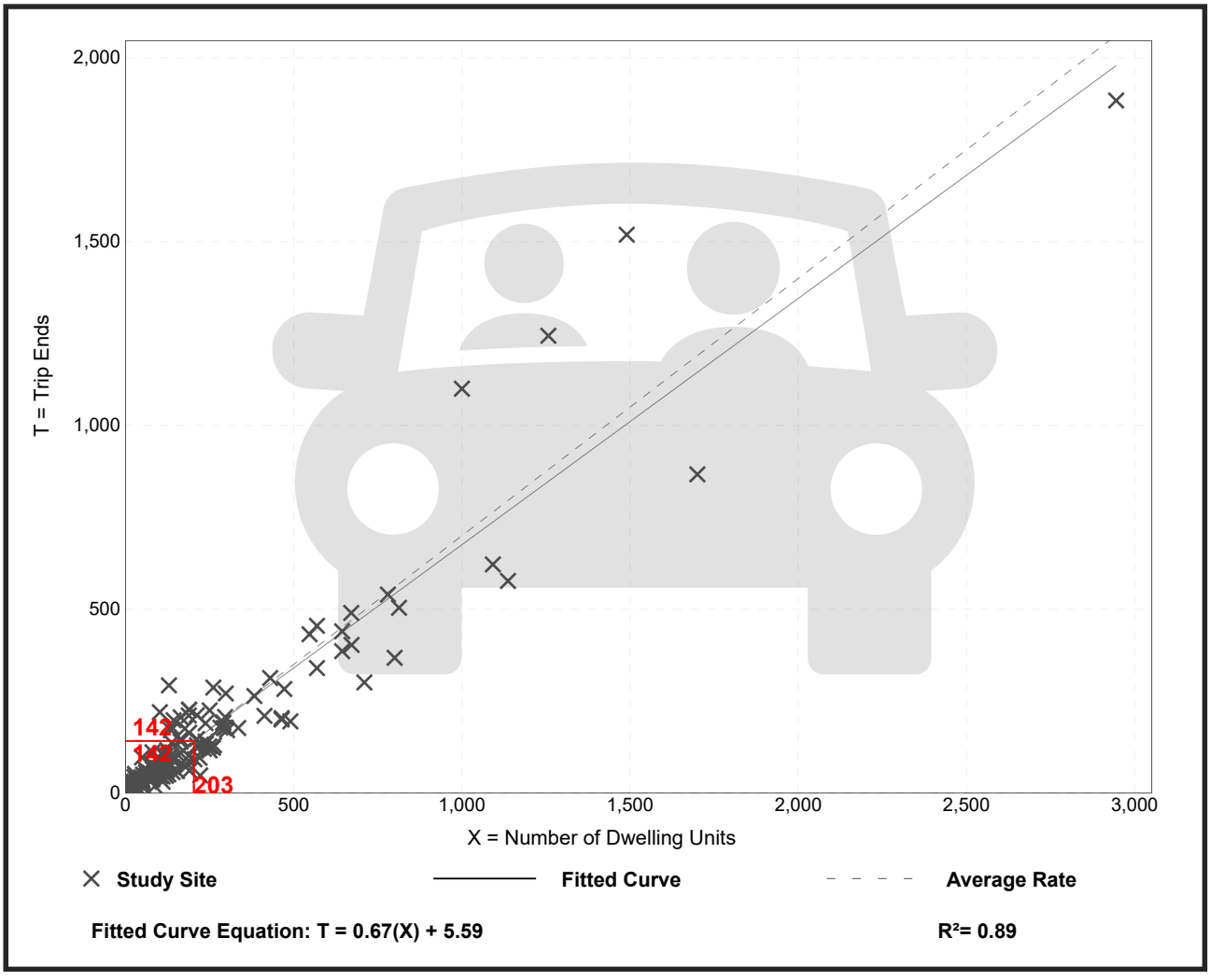
# Single-Family Detached Housing
(210)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **Dwelling Units** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 7 and 9 a.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 153 |
| Avg. Num. of Dwelling Units: | 239 |
| Directional Distribution: | 27% entering, 73% exiting |

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.70 | 0.22 - 2.27 | 0.26 |

## Data Plot and Equation




*Trip Gen Manual,* 12th Edition ● Institute of Transportation Engineers

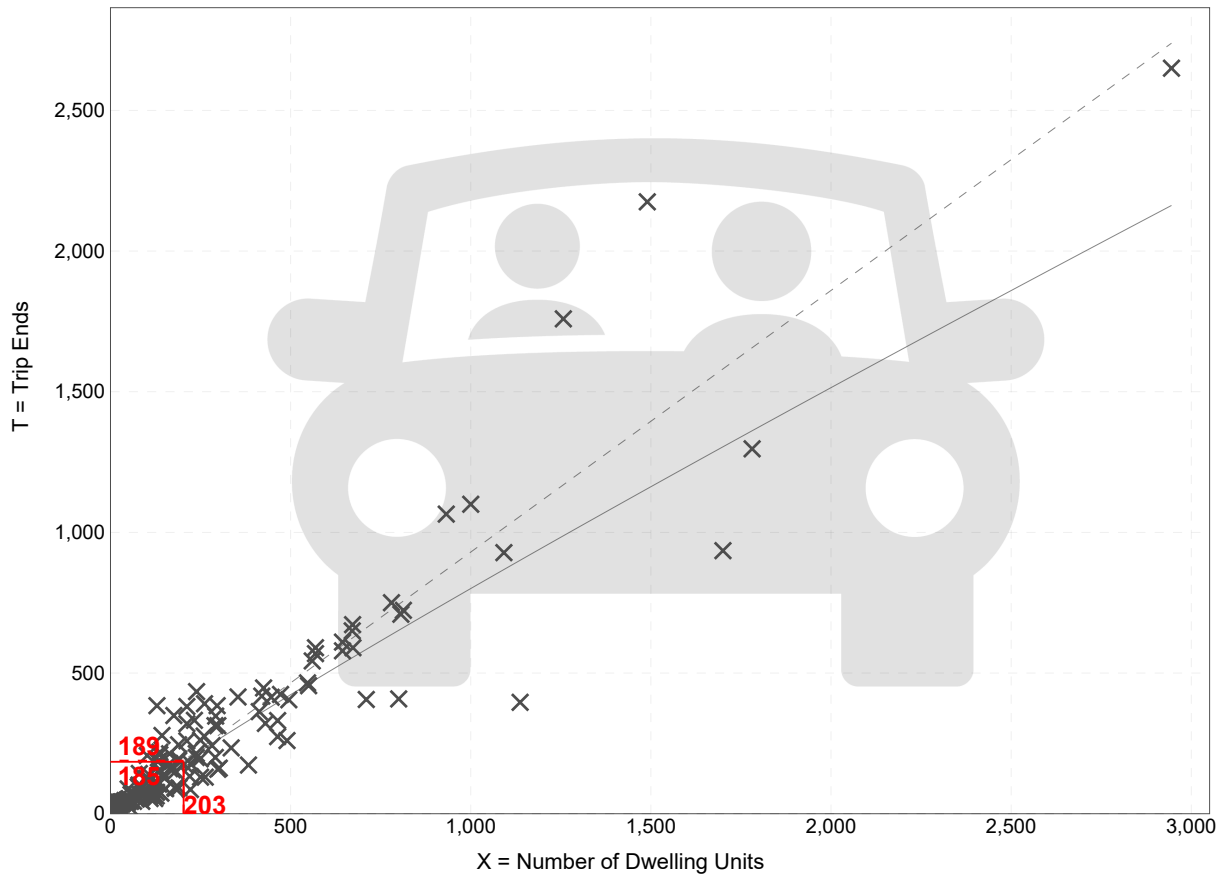
# Single-Family Detached Housing
(210)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **Dwelling Units** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 4 and 6 p.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 166 |
| Avg. Num. of Dwelling Units: | 266 |
| Directional Distribution: | 62% entering, 38% exiting |

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.93 | 0.35 - 2.98 | 0.33 |

## Data Plot and Equation




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# Shopping Center (>150k)
(820)

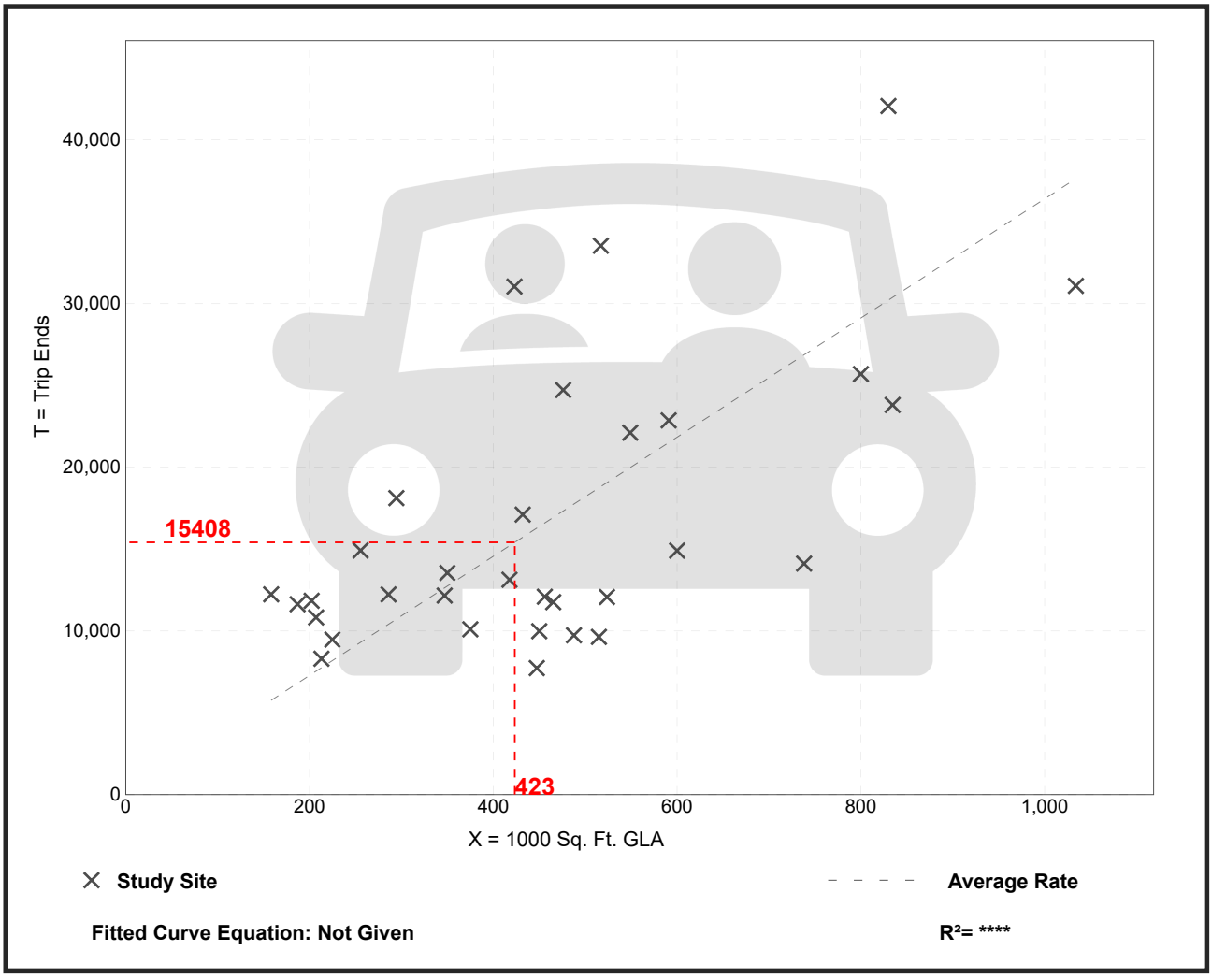
**Vehicle Trip Ends vs:** **1000 Sq. Ft. GLA**
**On a:** **Weekday**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 459
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 36.39 | 17.27 - 77.31 | 15.38 |

## Data Plot and Equation




*Trip Gen Manual,* 12th Edition ● Institute of Transportation Engineers

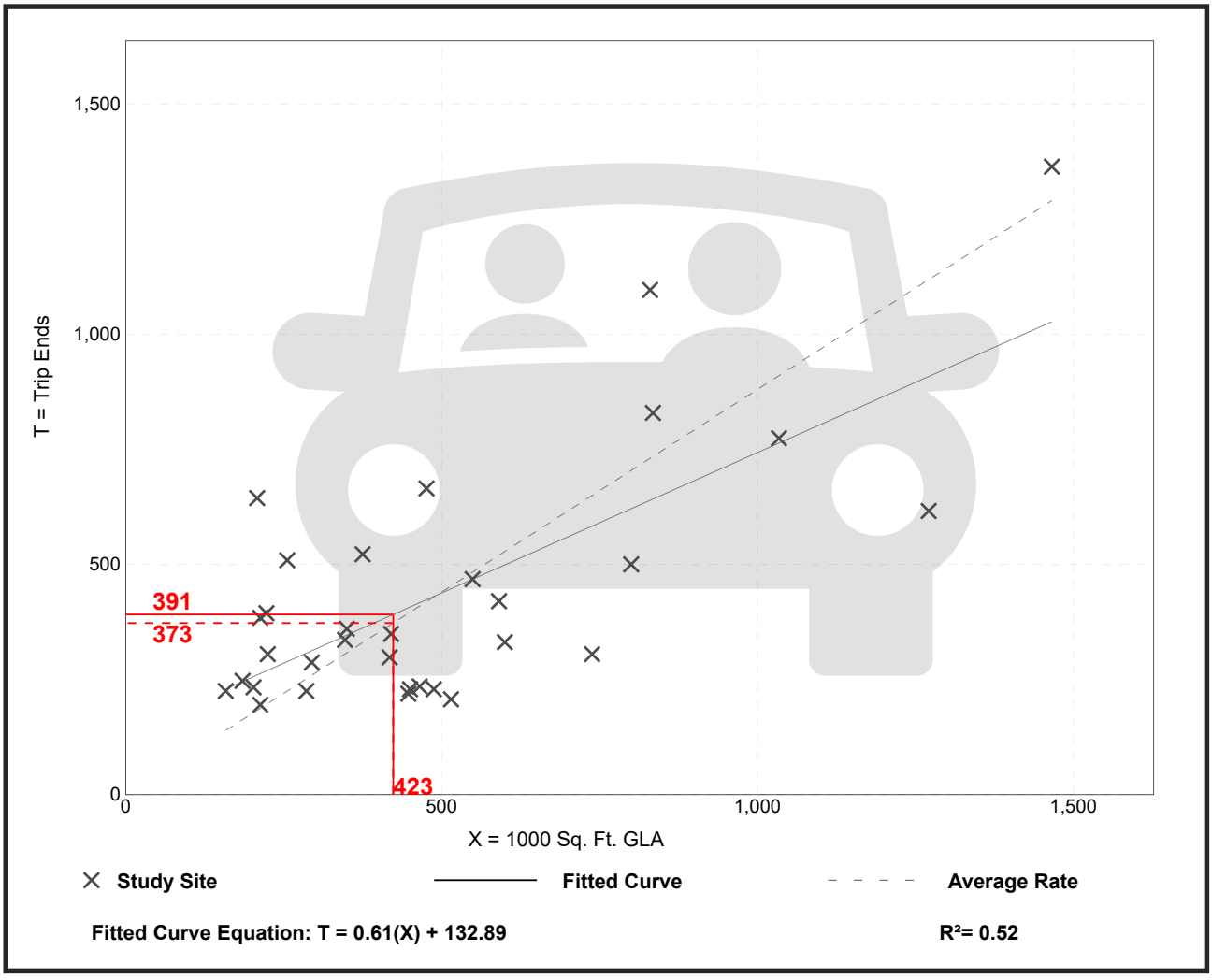
# Shopping Center (>150k)
(820)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GLA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 498
Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.88 | 0.40 - 3.10 | 0.45 |

## Data Plot and Equation




*Trip Gen Manual,* 12th Edition ● Institute of Transportation Engineers

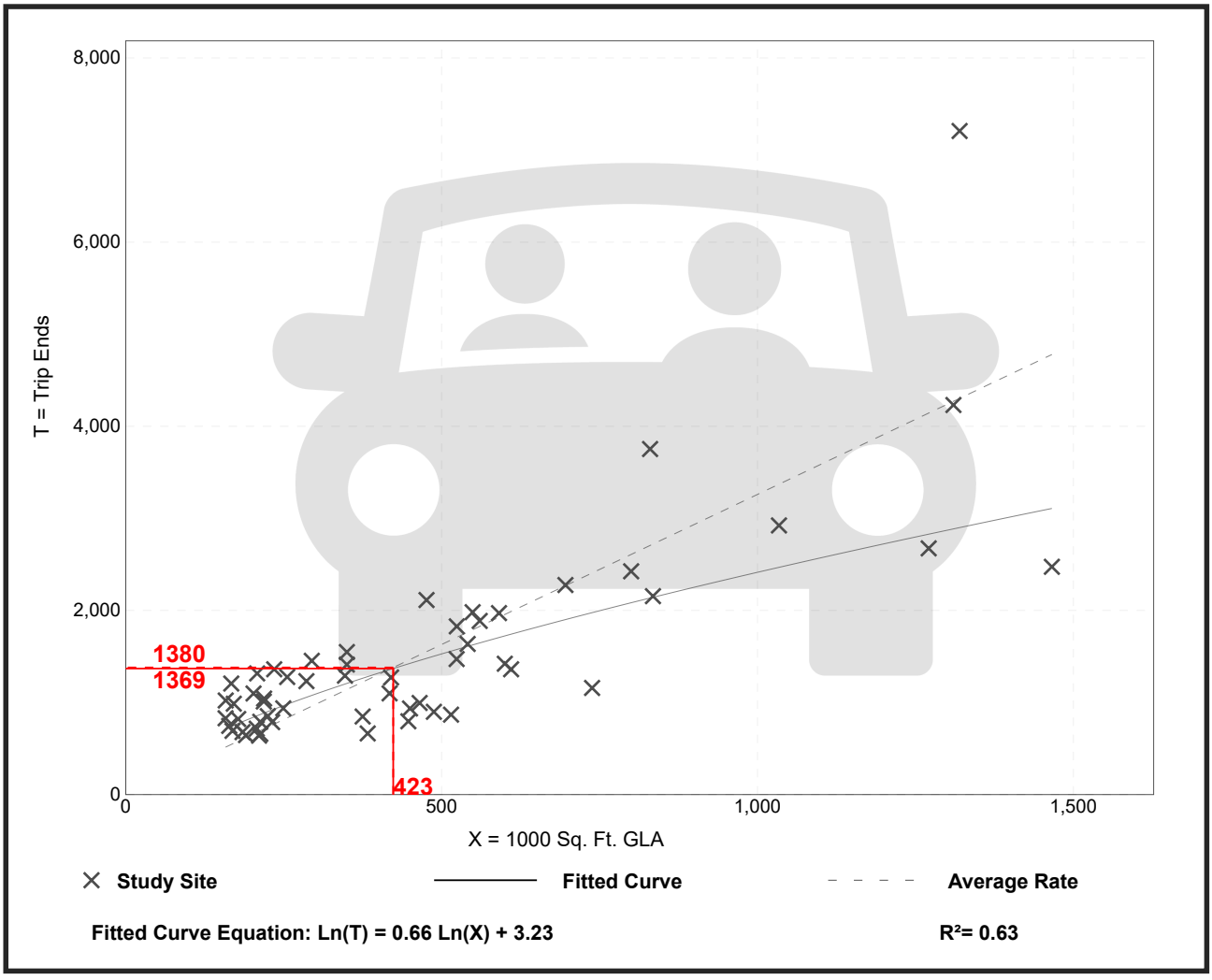
# Shopping Center (>150k)
(820)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GLA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 55
Avg. 1000 Sq. Ft. GLA: 460
Directional Distribution: 49% entering, 51% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 3.26 | 1.57 - 7.22 | 1.25 |

## Data Plot and Equation




*Trip Gen Manual,* 12th Edition ● Institute of Transportation Engineers

# High-Turnover (Sit-Down) Restaurant
(932)

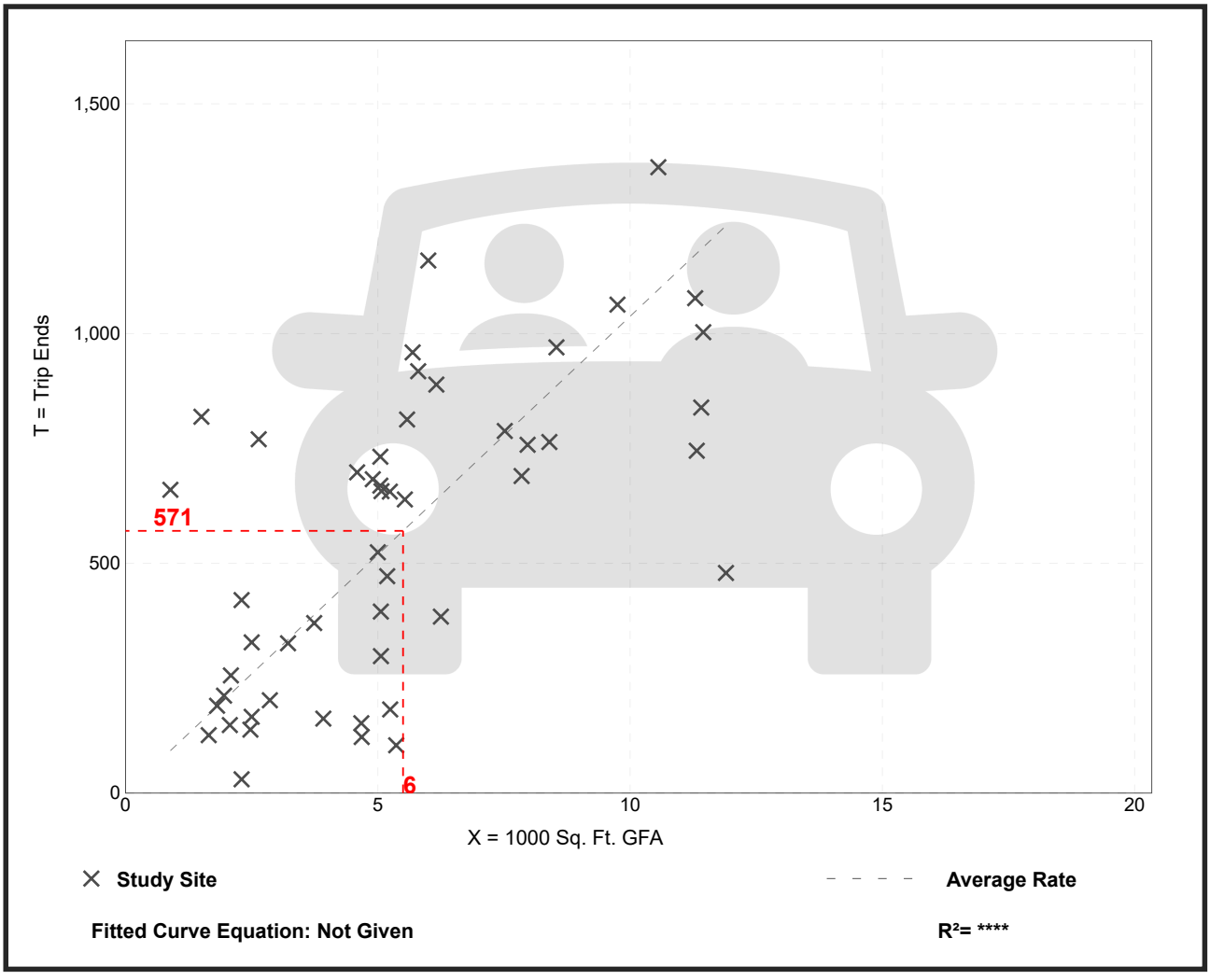
**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 103.75 | 13.04 - 742.41 | 67.15 |

## Data Plot and Equation




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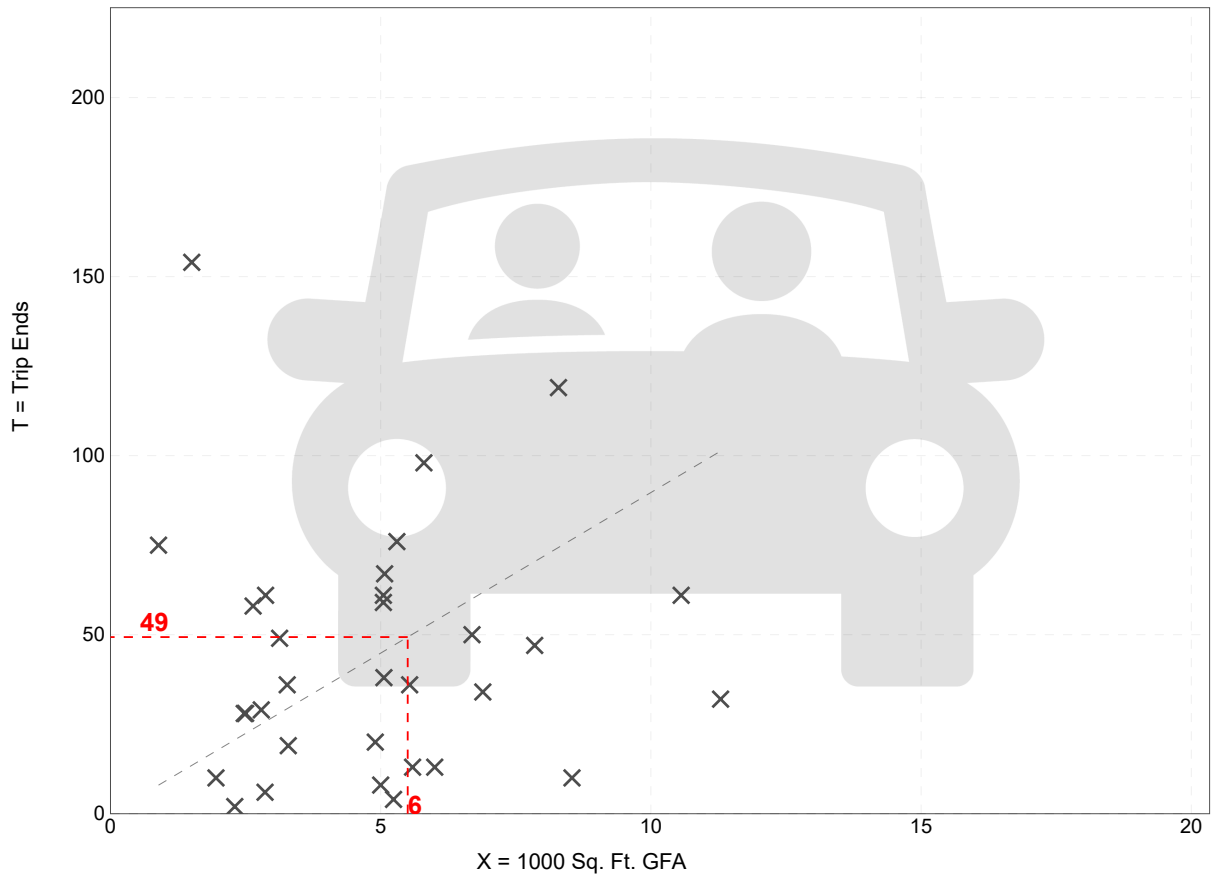
# High-Turnover (Sit-Down) Restaurant
(932)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 55% entering, 45% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 8.97 | 0.76 - 102.39 | 12.35 |

## Data Plot and Equation




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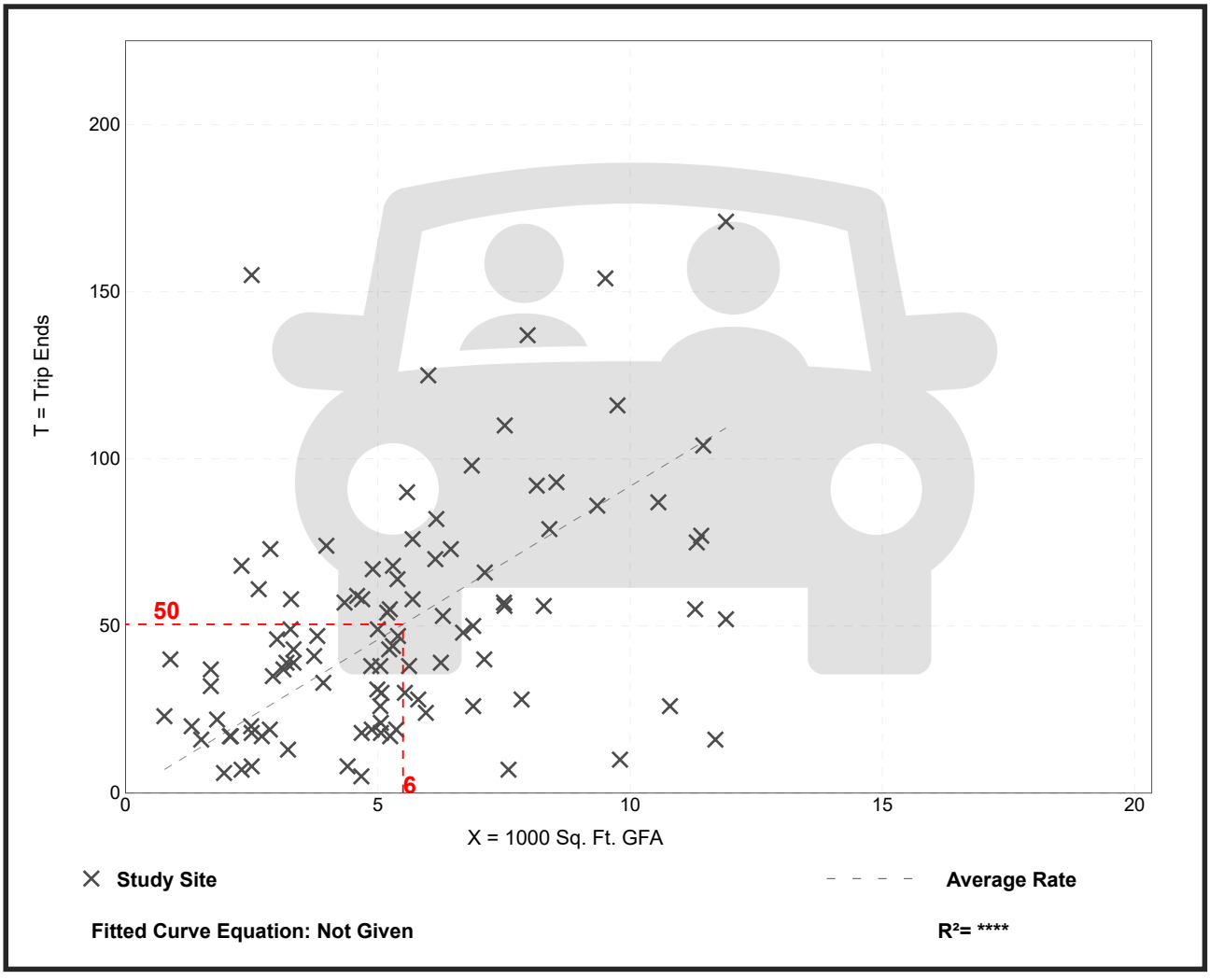
# High-Turnover (Sit-Down) Restaurant
(932)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 100
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 61% entering, 39% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 9.18 | 0.92 - 62.00 | 6.36 |

## Data Plot and Equation




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# Fast-Food Restaurant with Drive-Through Window
(934)

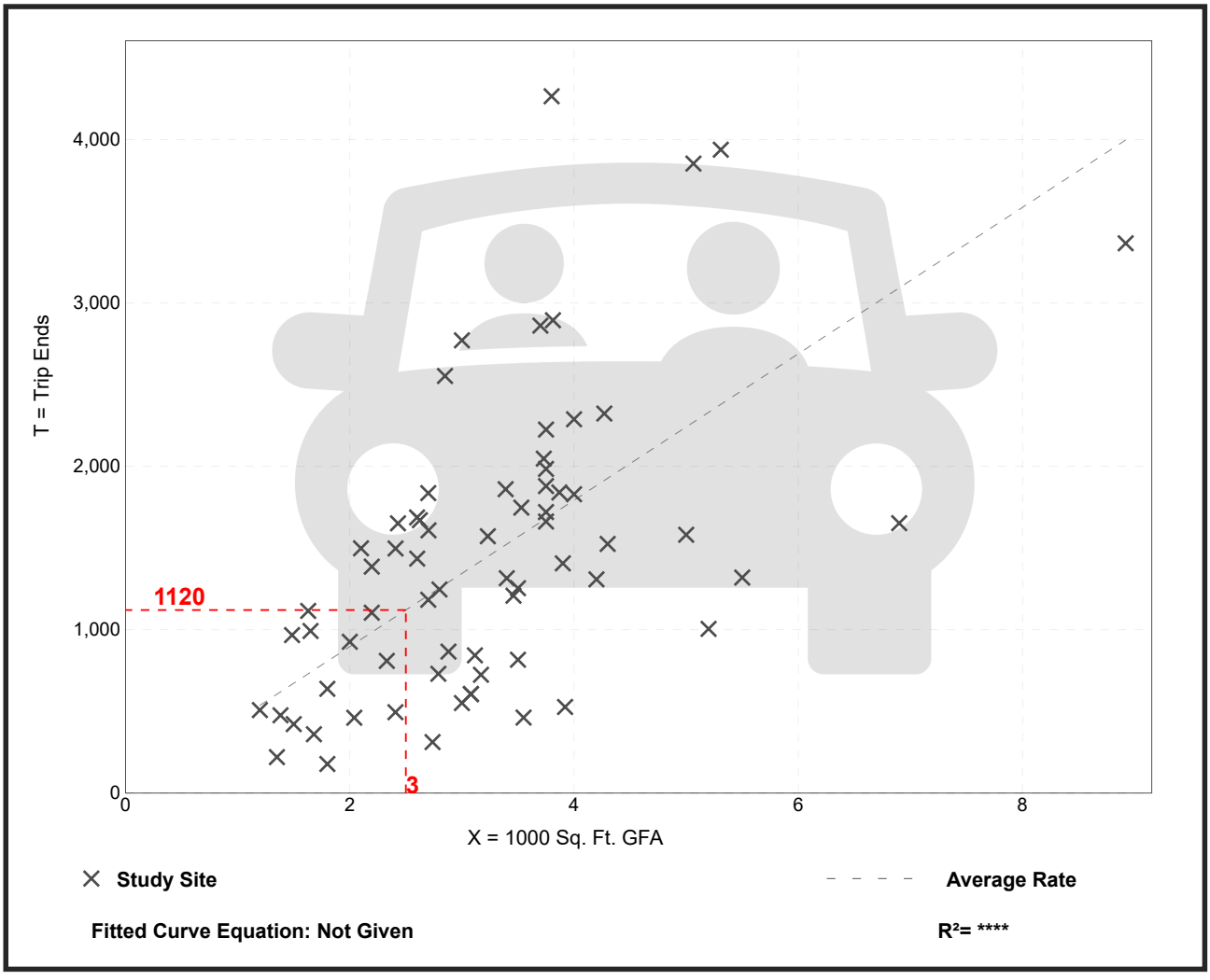
**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 68
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 448.12 | 98.89 - 1122.37 | 217.66 |

## Data Plot and Equation




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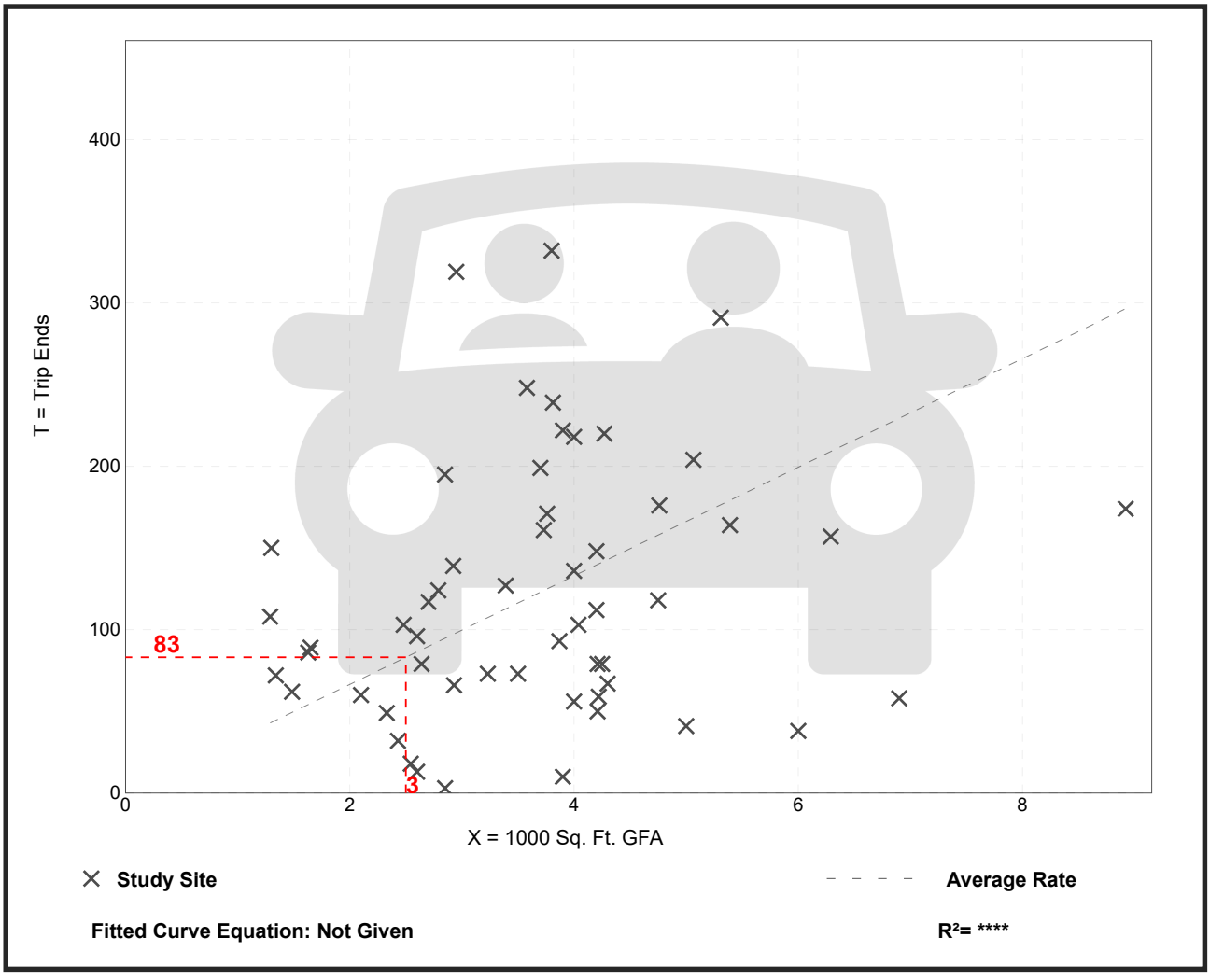
# Fast-Food Restaurant with Drive-Through Window
(934)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **1000 Sq. Ft. GFA** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 7 and 9 a.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 55 |
| Avg. 1000 Sq. Ft. GFA: | 4 |
| Directional Distribution: | 51% entering, 49% exiting |

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 33.24 | 1.05 - 115.38 | 22.70 |

## Data Plot and Equation




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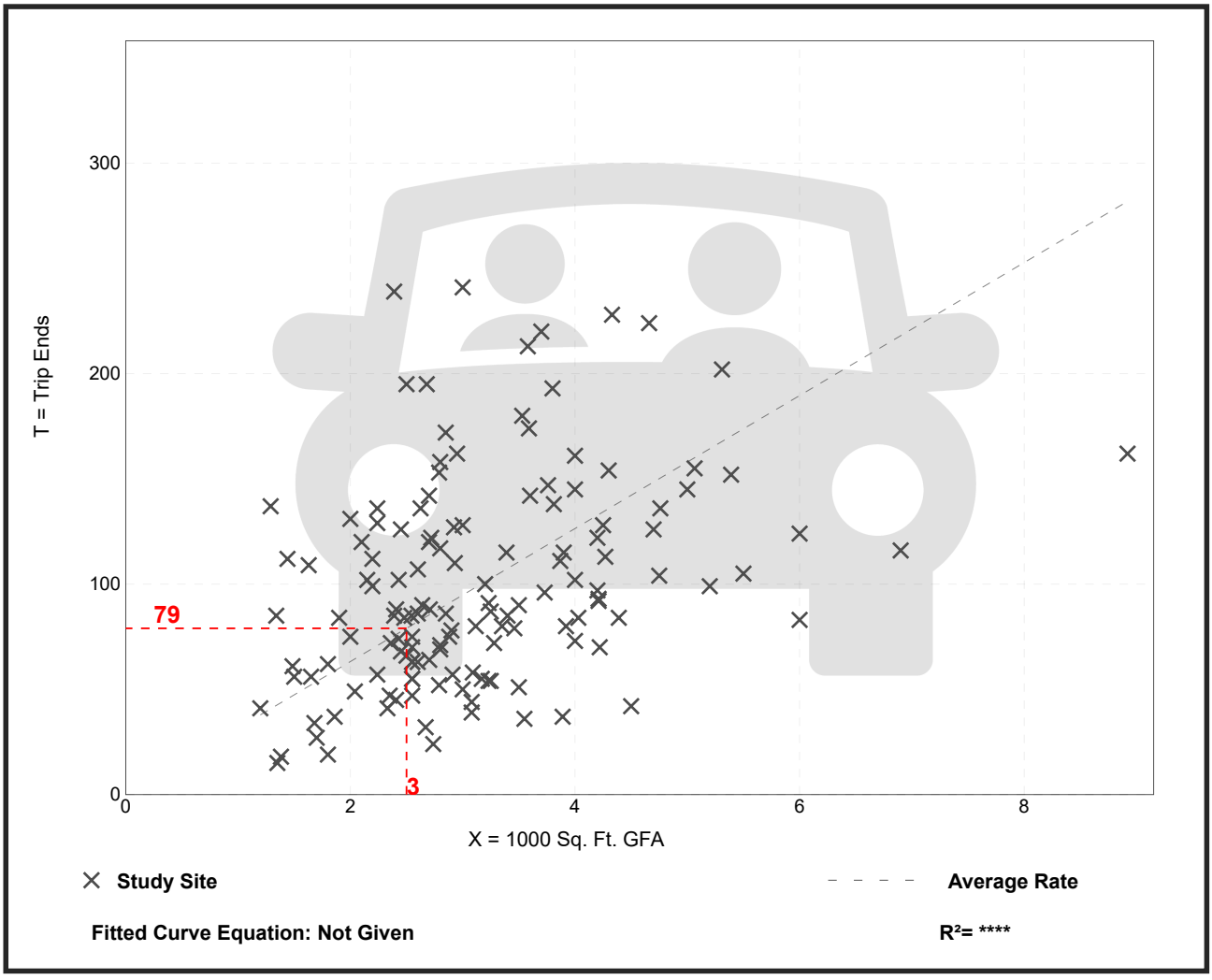
# Fast-Food Restaurant with Drive-Through Window
(934)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 139
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 31.60 | 8.77 - 106.20 | 16.21 |

## Data Plot and Equation




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# Coffee/Donut Shop with Drive-Through Window
(937)

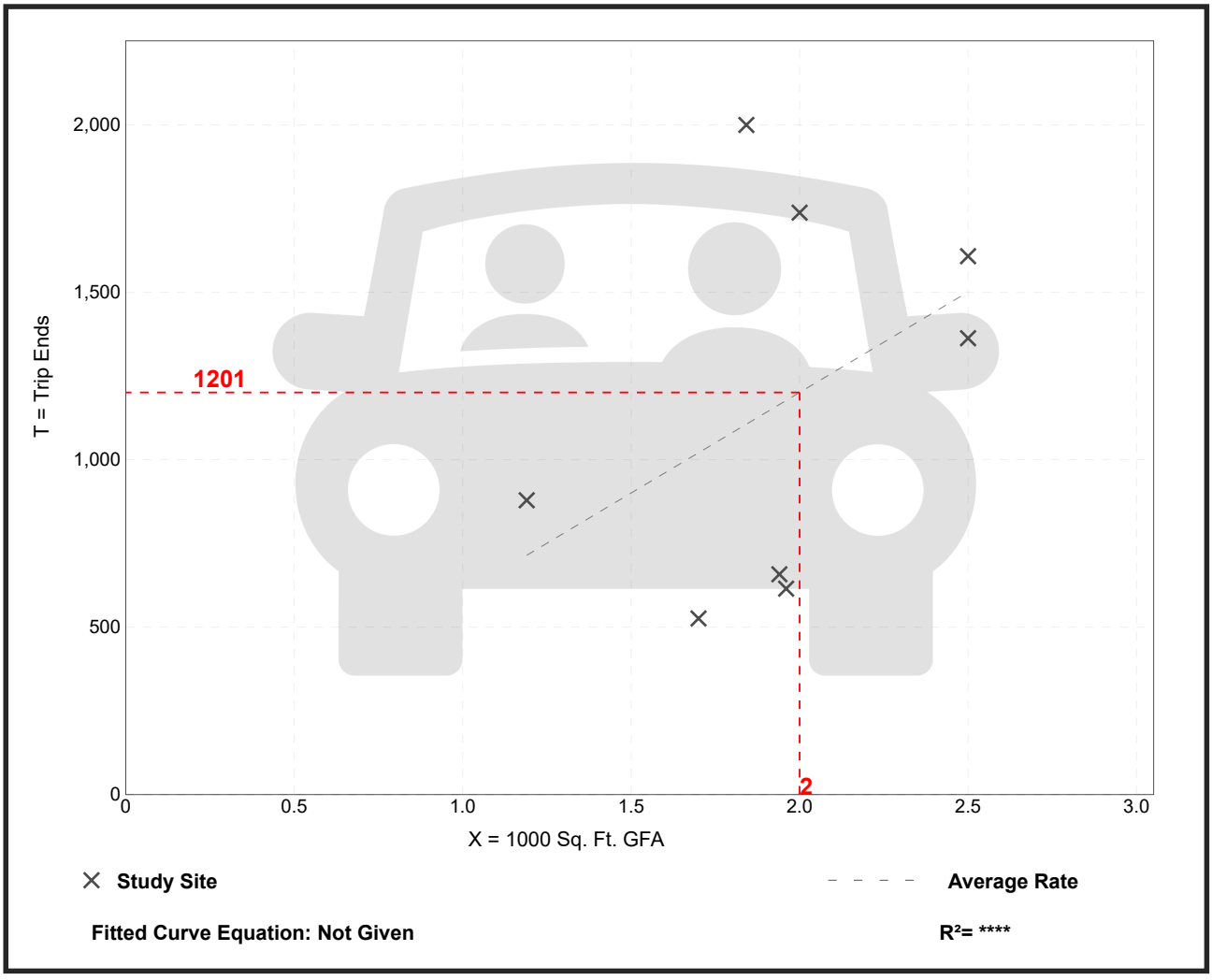
**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 600.50 | 309.41 - 1085.78 | 277.14 |

## Data Plot and Equation




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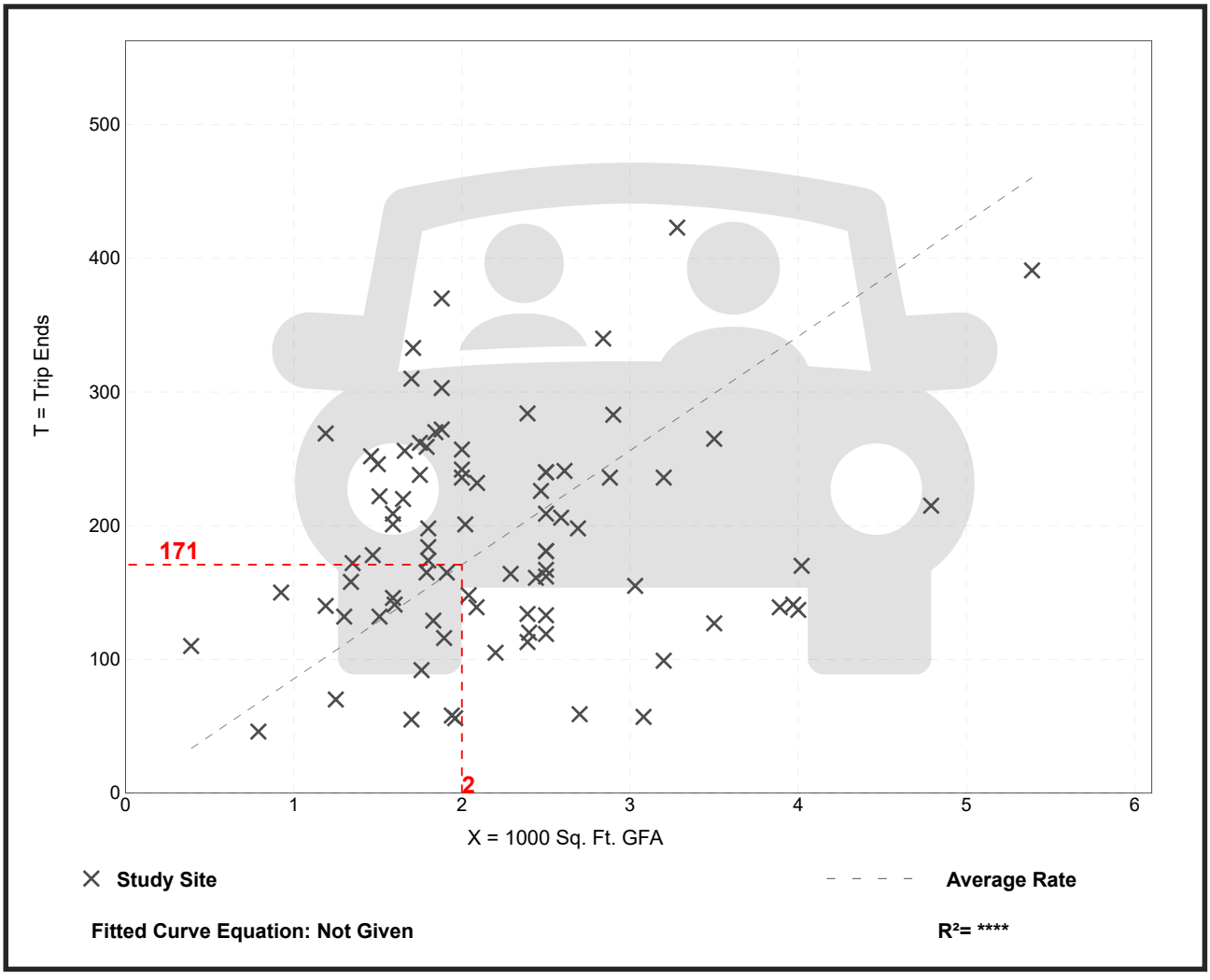
# Coffee/Donut Shop with Drive-Through Window
(937)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 84
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 85.41 | 18.51 - 282.05 | 44.24 |

## Data Plot and Equation




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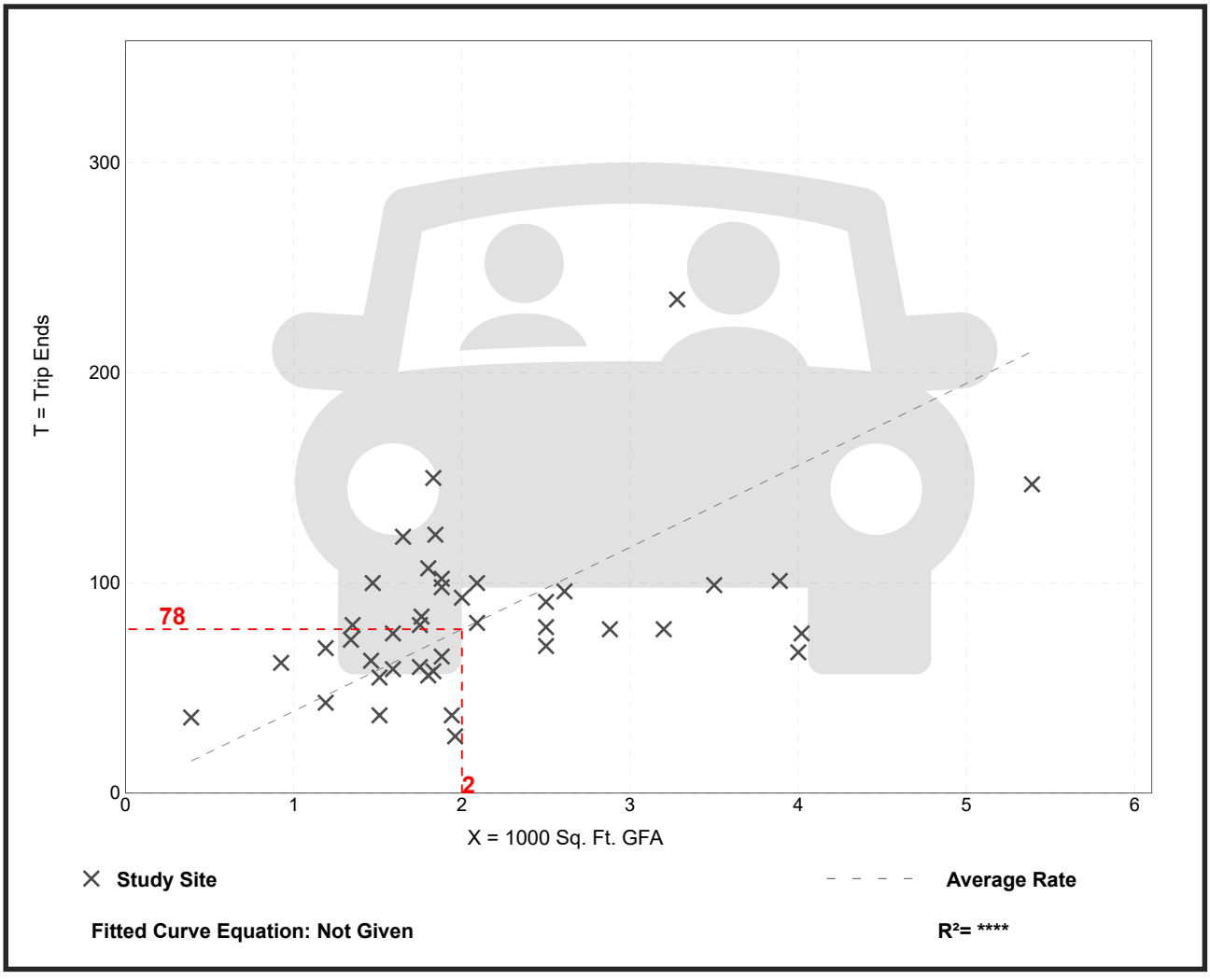
# Coffee/Donut Shop with Drive-Through Window
(937)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 39.00 | 13.78 - 92.31 | 17.60 |

## Data Plot and Equation




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# Automobile Parts and Service Center
(943)

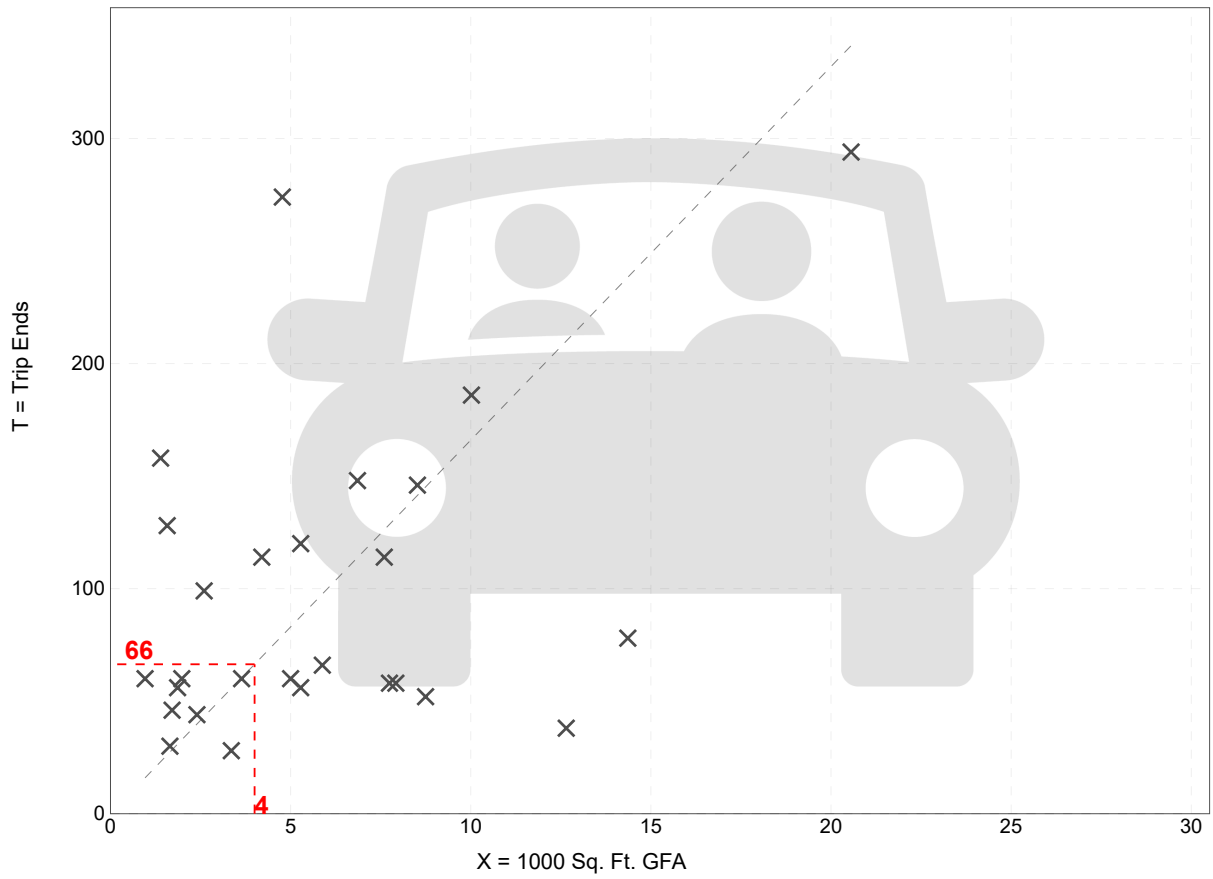
**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 16.60 | 3.00 - 113.51 | 16.17 |

## Data Plot and Equation




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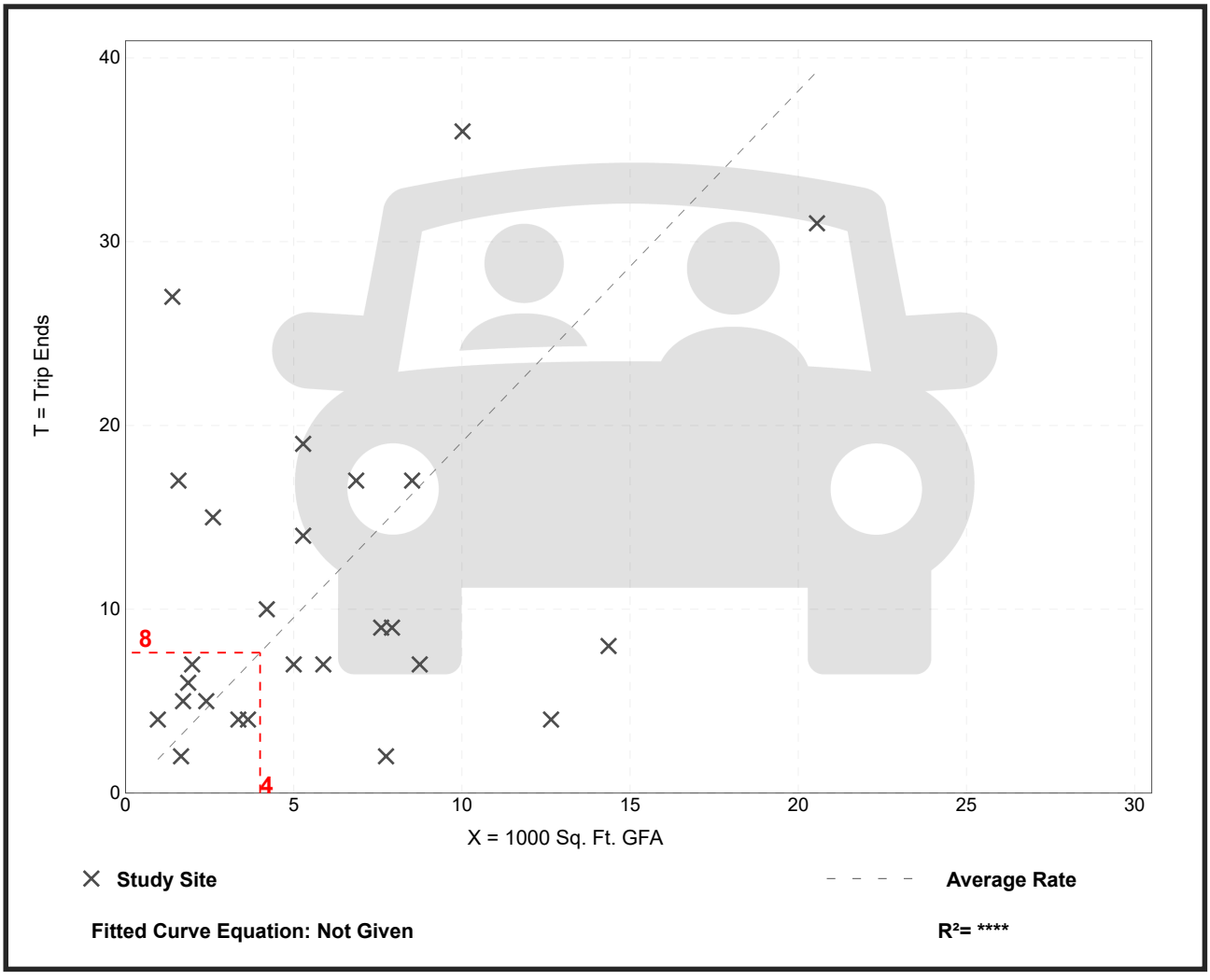
# Automobile Parts and Service Center
(943)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 26
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 72% entering, 28% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 1.91 | 0.26 - 19.40 | 2.28 |

## Data Plot and Equation




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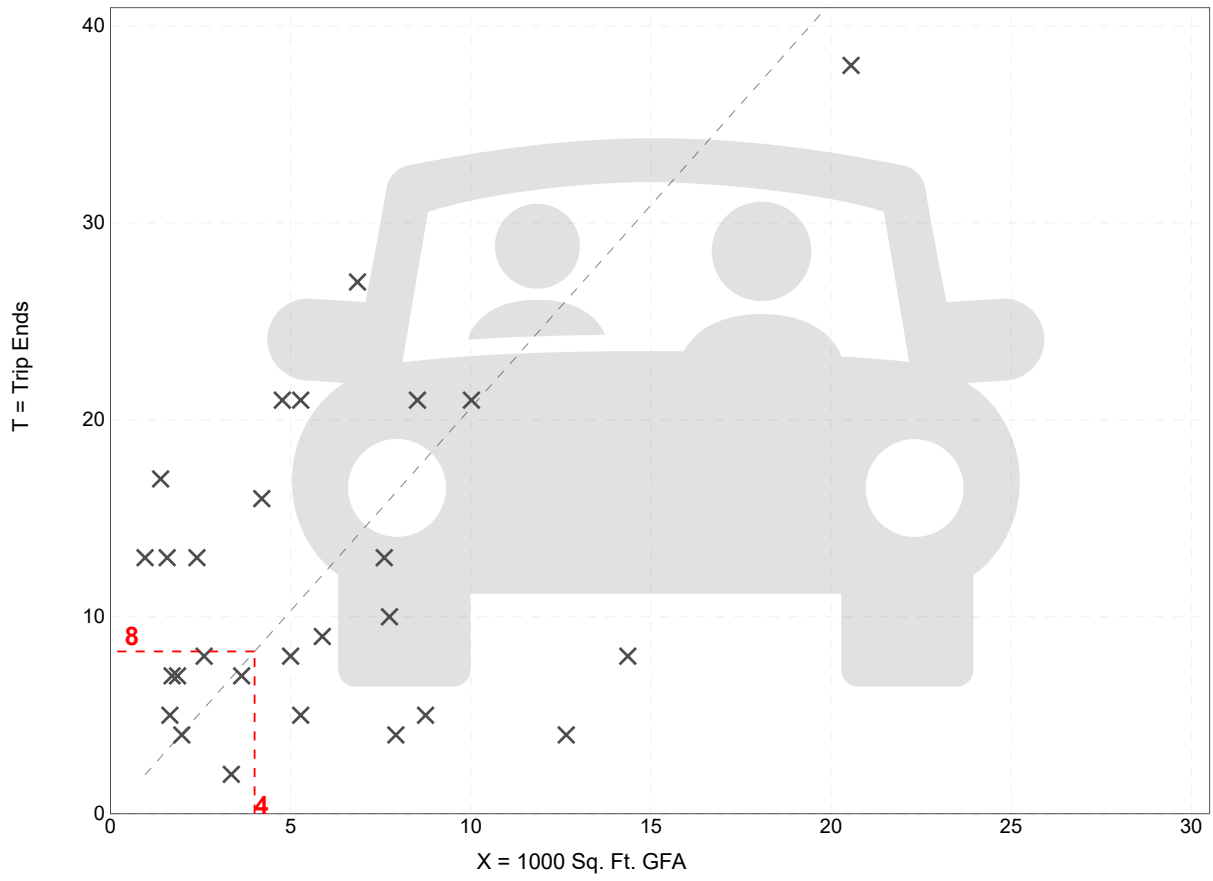
# Automobile Parts and Service Center
(943)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **1000 Sq. Ft. GFA** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 4 and 6 p.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 27 |
| Avg. 1000 Sq. Ft. GFA: | 6 |
| Directional Distribution: | 39% entering, 61% exiting |

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 2.06 | 0.32 - 13.54 | 1.97 |

## Data Plot and Equation




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# Gasoline/Service Station
(944)

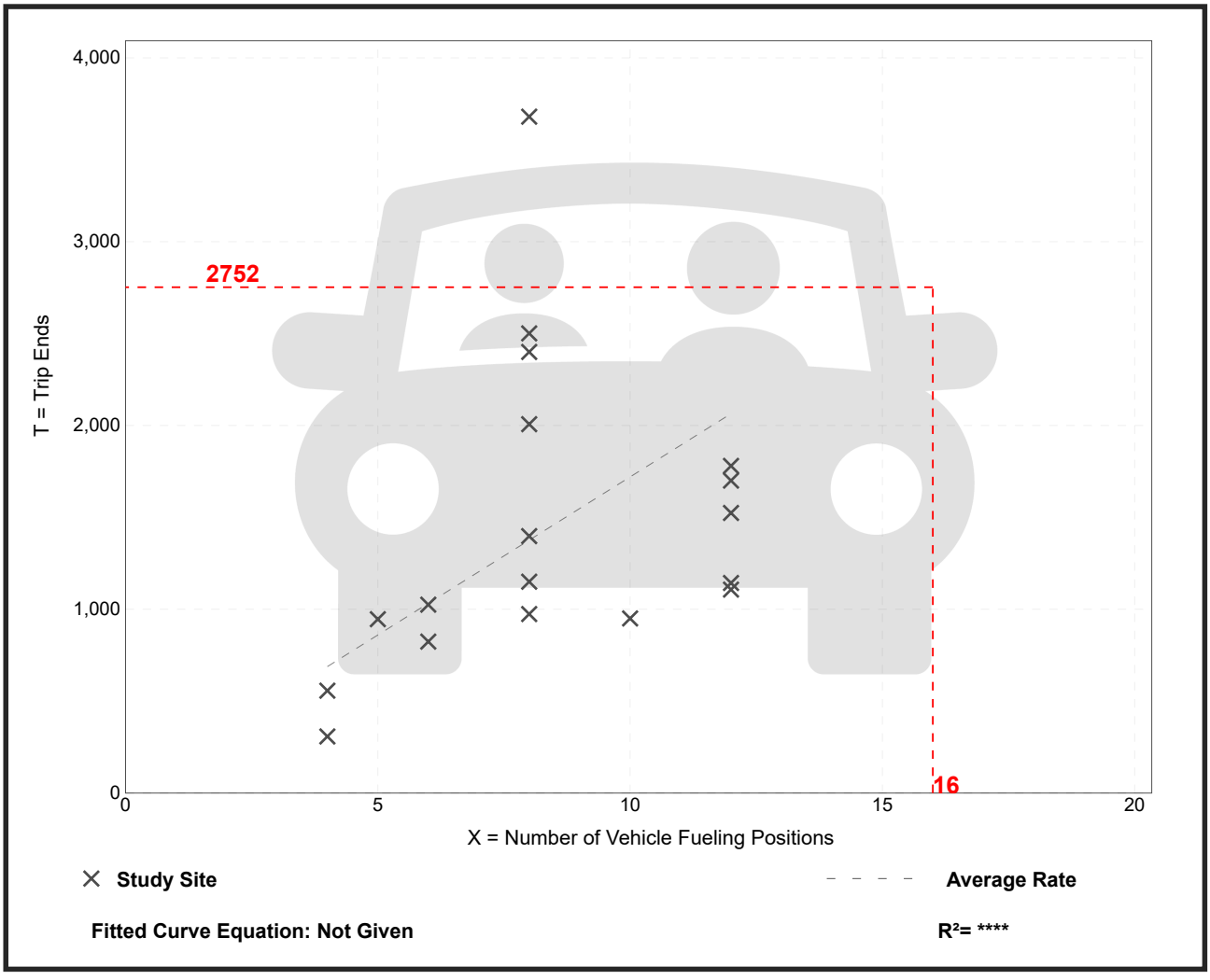
**Vehicle Trip Ends vs:** **Vehicle Fueling Positions**
**On a:** **Weekday**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 18
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Vehicle Fueling Position

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 172.01 | 77.00 - 460.00 | 96.45 |

## Data Plot and Equation




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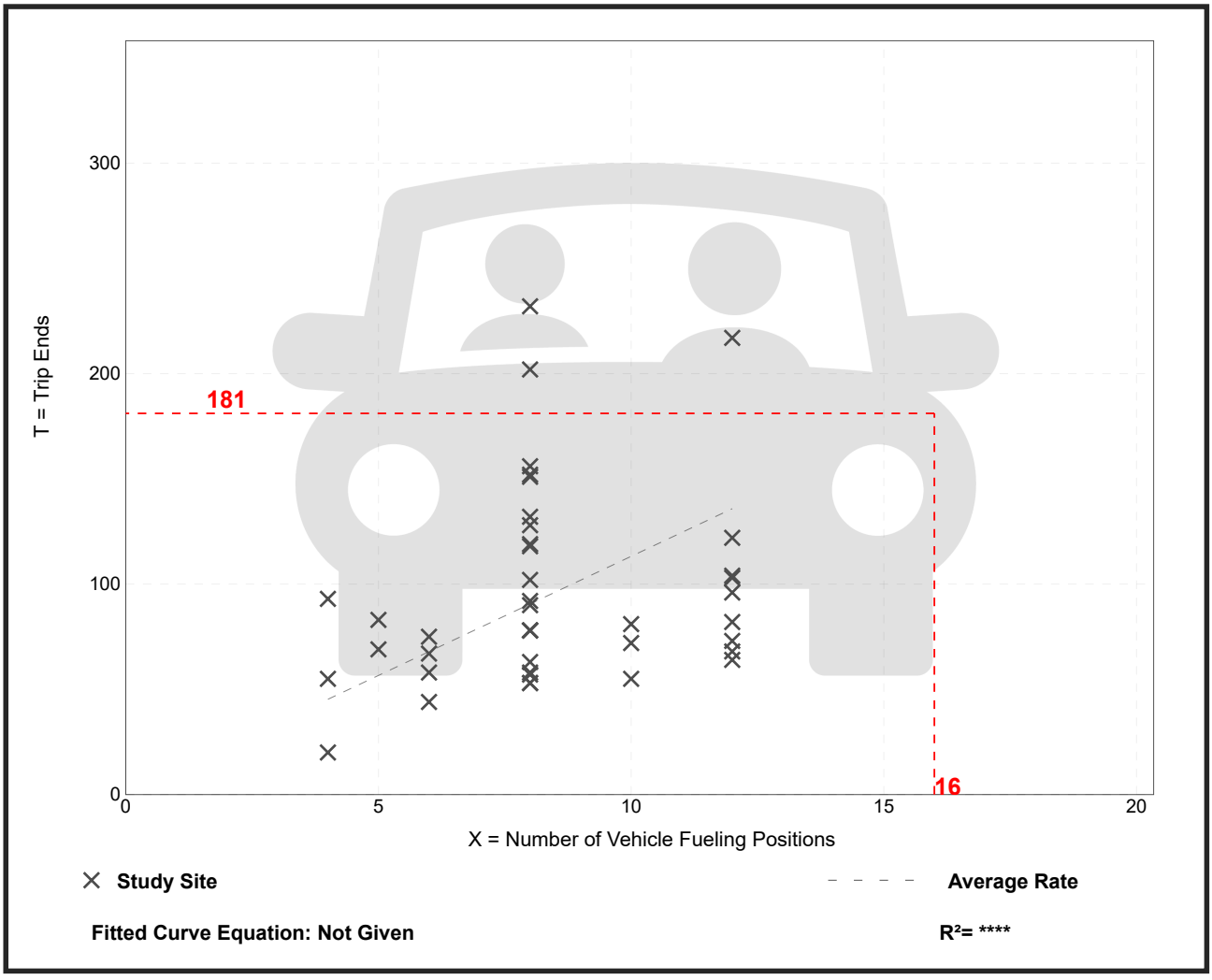
# Gasoline/Service Station
(944)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **Vehicle Fueling Positions** |
| **On a:** | **Weekday,**<br>**Peak Hour of Adjacent Street Traffic,**<br>**One Hour Between 7 and 9 a.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 41 |
| Avg. Num. of Vehicle Fueling Positions: | 8 |
| Directional Distribution: | 50% entering, 50% exiting |

## Vehicle Trip Generation per Vehicle Fueling Position

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 11.32 | 5.00 - 29.00 | 5.68 |

## Data Plot and Equation




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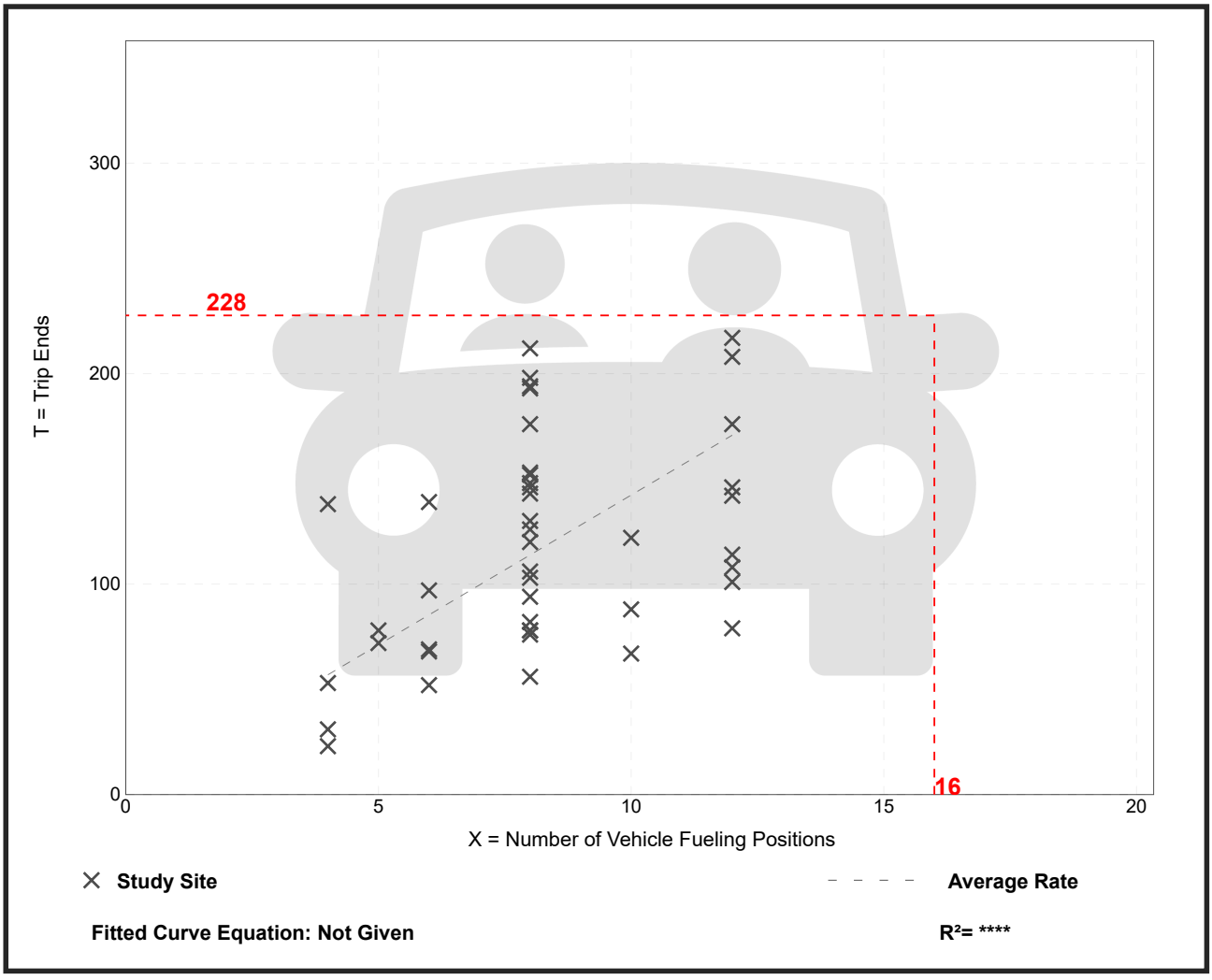
# Gasoline/Service Station
(944)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **Vehicle Fueling Positions** |
| **On a:** | **Weekday,**<br>**Peak Hour of Adjacent Street Traffic,**<br>**One Hour Between 4 and 6 p.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 44 |
| Avg. Num. of Vehicle Fueling Positions: | 8 |
| Directional Distribution: | 50% entering, 50% exiting |

## Vehicle Trip Generation per Vehicle Fueling Position

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 14.23 | 5.75 - 34.50 | 5.83 |

## Data Plot and Equation




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| | |
|---|---|
| **Project Name:** | armlands Commercial and Residential Developme |
| **Analysis Period:** | **AM Street Peak Hour** |

**Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends**

| Land Use | Table 7-A (D): Entering Trips | | | Table 7-A (O): Exiting Trips | | |
|---|---|---|---|---|---|---|
| | Veh. Occ. | Vehicle-Trips | Person-Trips* | Veh. Occ. | Vehicle-Trips | Person-Trips* |
| Office | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Retail | 1.17 | 242 | 283 | 1.16 | 149 | 173 |
| Restaurant | 1.00 | 294 | 294 | 1.00 | 273 | 273 |
| Cinema/Entertainment | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Residential | 1.13 | 38 | 43 | 1.09 | 104 | 113 |
| Hotel | 1.00 | 0 | 0 | 1.00 | 0 | 0 |

**Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 0 | 0 | 0 | 0 | 0 |
| Retail | 50 | | 22 | 0 | 24 | 0 |
| Restaurant | 85 | 38 | | 0 | 11 | 8 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 2 | 1 | 23 | 0 | | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

**Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 91 | 68 | 0 | 0 | 0 |
| Retail | 0 | | 147 | 0 | 1 | 0 |
| Restaurant | 0 | 23 | | 0 | 2 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 0 | 48 | 59 | 0 | | 0 |
| Hotel | 0 | 11 | 18 | 0 | 0 | |

**Table 9-A (D): Internal and External Trips Summary (Entering Trips)**

| Destination Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 24 | 259 | 283 | 221 | 0 | 0 |
| Restaurant | 45 | 249 | 294 | 249 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 3 | 40 | 43 | 35 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 97 | 97 | 97 | 0 | 0 |

**Table 9-A (O): Internal and External Trips Summary (Exiting Trips)**

| Origin Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 23 | 150 | 173 | 129 | 0 | 0 |
| Restaurant | 25 | 248 | 273 | 248 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 24 | 89 | 113 | 82 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 92 | 92 | 92 | 0 | 0 |

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

| | |
|---|---|
| **Project Name:** | Farmlands Commercial and Residential Development |
| **Analysis Period:** | **PM Street Peak Hour** |

**Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends**

| Land Use | Table 7-P (D): Entering Trips | | | Table 7-P (O): Exiting Trips | | |
|---|---|---|---|---|---|---|
| | Veh. Occ. | Vehicle-Trips | Person-Trips* | Veh. Occ. | Vehicle-Trips | Person-Trips* |
| Office | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Retail | 1.21 | 671 | 812 | 1.18 | 698 | 824 |
| Restaurant | 1.41 | 255 | 360 | 1.39 | 210 | 292 |
| Cinema/Entertainment | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Residential | 1.15 | 115 | 132 | 1.21 | 70 | 85 |
| Hotel | 1.00 | 0 | 0 | 1.00 | 0 | 0 |

**Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 0 | 0 | 0 | 0 | 0 |
| Retail | 16 | | 239 | 33 | 167 | 41 |
| Restaurant | 9 | 120 | | 23 | 36 | 20 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 3 | 22 | 8 | 0 | | 3 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

**Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 65 | 7 | 0 | 5 | 0 |
| Retail | 0 | | 104 | 0 | 61 | 0 |
| Restaurant | 0 | 406 | | 0 | 21 | 0 |
| Cinema/Entertainment | 0 | 32 | 11 | | 5 | 0 |
| Residential | 0 | 50 | 22 | 0 | | 0 |
| Hotel | 0 | 16 | 18 | 0 | 0 | |

**Table 9-P (D): Internal and External Trips Summary (Entering Trips)**

| Destination Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 142 | 670 | 812 | 554 | 0 | 0 |
| Restaurant | 112 | 248 | 360 | 176 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 82 | 50 | 132 | 43 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 117 | 117 | 117 | 0 | 0 |

**Table 9-P (O): Internal and External Trips Summary (Exiting Trips)**

| Origin Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 165 | 659 | 824 | 558 | 0 | 0 |
| Restaurant | 141 | 151 | 292 | 109 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 30 | 55 | 85 | 45 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 119 | 119 | 119 | 0 | 0 |

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

# Table B.1 Baseline Weekday AM Peak Period Mode Share and Vehicle Occupancy Examples

| Land Use | Location | Area Type[1] | Develop-ment Units[2] | ITE LUC | Inbound | | | | | | | | Outbound | | | | | | | | Source |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Mode Shares | | | | | | Vehicle Occ. | Sample Size | Mode Shares | | | | | | Vehicle Occ. | Sample Size | |
| | | | | | Personal Passenger Vehicle | Truck | Walk | Transit | Bike | | | | Personal Passenger Vehicle | Truck | Walk | Transit | Bike | | | | |
| Apartments | Falmouth, ME | 5 | 173 DU | 220 | 82 | 18 | 0 | 0 | 0 | | 1.22 | 23 | 98 | 2 | 0 | 0 | 0 | | 1.10 | 128 | Kevin Hooper Assoc. |
| Apartments | Mt. Pleasant, SC | 6 | 240 DU | 220 | 92 | 0 | 8 | 0 | 0 | | 1.02 | 49 | 96 | 0 | 4 | 0 | 0 | | 1.06 | 126 | Iteris, Inc. |
| Apartments | Oklahoma City, OK | 6 | 360 DU | 220 | 88 | 12 | 0 | 0 | 0 | | 1.05 | 39 | 99 | 1 | 0 | 0 | 0 | | 1.07 | 145 | Traffic Engr. Consultants |
| Apartments | Tampa, FL | 6 | 278 DU | 220 | 93 | 6 | 0 | 0 | 1 | | 1.14 | 46 | 95 | 2 | 1 | 0 | 2 | | 1.14 | 153 | Parsons Brinkerhoff |
| Apartments | Tampa, FL | 6 | 317 DU | 220 | 90 | 2 | 6 | 2 | 0 | | 1.23 | 40 | 97 | 1 | 1 | 0 | 1 | | 1.09 | 158 | Parsons Brinkerhoff |
| Apartments | Tampa, FL | 6 | 689 DU | 220 | 90 | 4 | 6 | 0 | 0 | | 1.12 | 73 | 96 | 0 | 3 | 0 | 1 | | 1.08 | 314 | Parsons Brinkerhoff |
| | Simple average | | | | 89.2 | 7.0 | 3.3 | 0.3 | 0.2 | | 1.13 | | 96.8 | 1.0 | 1.5 | 0.0 | 0.7 | | 1.09 | | |
| Motel | College Station, TX | 5 | 133 rooms | 320 | 91 | 3 | 3 | 3 | 0 | | 1.29 | 33 | 96 | 1 | 2 | 1 | 0 | | 1.32 | 116 | Texas A&M University |
| Motel | College Station, TX | 5 | *68 rooms* | 320 | 90 | 0 | 10 | 0 | 0 | | 1.21 | 19 | 95 | 5 | 0 | 0 | 0 | | 1.25 | 77 | Texas A&M University |
| Motel | College Station, TX | 5 | *79 rooms* | 320 | 96 | 0 | 4 | 0 | 0 | | 1.29 | 23 | 99 | 1 | 0 | 0 | 0 | | 1.20 | 66 | Texas A&M University |
| | Simple average | | | | 92.3 | 1.0 | 5.7 | 1.0 | 0.0 | | 1.26 | | 96.7 | 2.3 | 0.7 | 0.3 | 0.0 | | 1.26 | | |
| Bowling alley | College Station, TX | 5 | 73,000 | 437 | 94.0 | 3 | 3 | 0 | 0 | | 1.13 | 71 | 100 | 0 | 0 | 0 | 0 | | 1.00 | 8 | TX A&M Transp. Inst. |
| | Simple average | | | | 94.0 | 3.0 | 3.0 | 0.0 | 0.0 | | 1.13 | | 100.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 1.00 | | |
| Office | Falmouth, ME | 6 | 178,000 | 710 | 97 | 2 | 0 | 1 | 0 | | 1.06 | 438 | 90 | 10 | 0 | 0 | 0 | | 1.06 | 39 | Kevin Hooper Assoc. |
| | Simple average | | | | 97.0 | 2.0 | 0.0 | 1.0 | 0.0 | | 1.06 | | 90.0 | 10.0 | 0.0 | 0.0 | 0.0 | | 1.06 | | |
| Shopping center[3] | Bryan, TX | 5 | *110,000* | 820 | 100 | 0 | 0 | 0 | 0 | | 1.19 | 179 | 100 | 0 | 0 | 0 | 0 | | 1.19 | 130 | TX A&M Transp. Inst. |
| Shopping center[3] | College Station, TX | 5 | *116,000* | 820 | 100 | 0 | 0 | 0 | 0 | | 1.14 | 233 | 100 | 0 | 0 | 0 | 0 | | 1.13 | 210 | TX A&M Transp. Inst. |
| | Simple average | | | | 100.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 1.17 | | 100.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 1.16 | | |

[1] Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occupied* development units.

[3] Anchored by large grocery store.

Internal Capture

# Table B.2 Baseline Weekday PM Peak Period Mode Share and Vehicle Occupancy Examples

| Land Use | Location | Area Type[1] | Development Units[2] | ITE LUC | Inbound | | | | | | | | Outbound | | | | | | | | Source |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Mode Shares | | | | | | Vehicle Occ. | Sample Size | Mode Shares | | | | | | Vehicle Occ. | Sample Size | |
| | | | | | Personal Passenger Vehicle | Truck | Walk | Transit | Bike | | | | Personal Passenger Vehicle | Truck | Walk | Transit | Bike | | | | |
| Apartments | Falmouth, ME | 5 | 173 DU | 220 | 96 | 3 | 1 | 0 | 0 | 1.15 | 126 | | 96 | 4 | 0 | 0 | 0 | 1.14 | 189 | Kevin Hooper Assoc. |
| Apartments | Mt. Pleasant, SC | 6 | 240 DU | 220 | 93 | 1 | 4 | 1 | 1 | 1.15 | 124 | | 87 | 1 | 12 | 0 | 0 | 1.08 | 68 | Iteris, Inc. |
| Apartments | Oklahoma City, OK | 6 | 360 DU | 220 | 100 | 0 | 0 | 0 | 0 | 1.10 | 186 | | 99 | 1 | 0 | 0 | 0 | 1.24 | 78 | Traffic Engr. Consultants |
| Apartments | Tampa, FL | 6 | 278 DU | 220 | 97 | 1 | 1 | 0 | 1 | 1.20 | 138 | | 97 | 2 | 1 | 0 | 0 | 1.30 | 58 | Parsons Brinkerhoff |
| Apartments | Tampa, FL | 6 | 317 DU | 220 | 98 | 0 | 1 | 0 | 1 | 1.14 | 614 | | 96 | 0 | 3 | 0 | 1 | 1.26 | 96 | Parsons Brinkerhoff |
| Apartments | Tampa, FL | 6 | 689 DU | 220 | 94 | 1 | 4 | 0 | 1 | 1.14 | 317 | | 93 | 1 | 5 | 0 | 1 | 1.22 | 190 | Parsons Brinkerhoff |
| Simple average | | | | | 96.3 | 1.0 | 1.8 | 0.2 | 0.7 | 1.15 | | | 94.7 | 1.5 | 3.5 | 0.0 | 0.3 | 1.21 | | |
| Motel | College Station, TX | 5 | 133 rooms | 320 | 94 | 2 | 4 | 0 | 0 | 1.33 | 67 | | 98 | 2 | 0 | 0 | 0 | 1.55 | 51 | Texas A&M University |
| Motel | College Station, TX | 5 | *68 rooms* | 320 | 93 | 7 | 0 | 0 | 0 | 1.12 | 28 | | 87 | 7 | 7 | 0 | 0 | 1.08 | 15 | Texas A&M University |
| Motel | College Station, TX | 5 | *79 rooms* | 320 | 100 | 0 | 0 | 0 | 0 | 1.47 | 44 | | 100 | 0 | 0 | 0 | 0 | 1.26 | 29 | Texas A&M University |
| Simple average | | | | | 95.7 | 3.0 | 1.3 | 0.0 | 0.0 | 1.31 | | | 95.0 | 3.0 | 2.3 | 0.0 | 0.0 | 1.30 | | |
| Bowling alley | College Station, TX | 5 | 73,000 | 437 | 100 | 0 | 0 | 0 | 0 | 1.27 | 75 | | 100 | 0 | 0 | 0 | 0 | 1.33 | 27 | TX A&M Transp. Inst. |
| Simple average | | | | | 100 | 0 | 0 | 0 | 0 | 1.27 | | | 100 | 0 | 0 | 0 | 0 | 1.33 | | |
| Office | Falmouth, ME | 6 | 178,000 | 710 | 96 | 4 | 0 | 0 | 0 | 1.11 | 47 | | 98 | 1 | 1 | 0 | 0 | 1.07 | 452 | Kevin Hooper Assoc. |
| Simple average | | | | | 96 | 4 | 0 | 0 | 0 | 1.11 | | | 98 | 1 | 1 | 0 | 0 | 1.07 | | |
| Shopping center[3] | Bryan, TX | 5 | *153,000* | 820 | 100 | 0 | 0 | 0 | 0 | 1.19 | 198 | | 100 | 0 | 0 | 0 | 0 | 1.19 | 229 | TX A&M Transp. Inst. |
| Shopping center[4] | Bryan, TX | 5 | *110,000* | 820 | 100 | 0 | 0 | 0 | 0 | 1.22 | 666 | | 100 | 0 | 0 | 0 | 0 | 1.20 | 498 | TX A&M Transp. Inst. |
| Shopping center[4] | College Station, TX | 5 | *116,000* | 820 | 100 | 0 | 0 | 0 | 0 | 1.21 | 362 | | 100 | 0 | 0 | 0 | 0 | 1.23 | 274 | TX A&M Transp. Inst. |
| Shopping center | Mt. Pleasant, SC | 5 | 68,000 | 820 | 100 | 0 | 0 | 0 | 0 | 1.27 | 286 | | 100 | 0 | 0 | 0 | 0 | 1.16 | 258 | Iteris, Inc. |
| Shopping center[4] | Falmouth, ME | 6 | 48,800 | 820 | 100 | 0 | 0 | 0 | 0 | 1.16 | 665 | | 99 | 1 | 0 | 0 | 0 | 1.14 | 663 | Kevin Hooper Assoc. |
| Simple average | | | | | 100 | 0 | 0 | 0 | 0 | 1.21 | | | 99.8 | 0.2 | 0 | 0 | 0 | 1.18 | | |
| Bank | Prospect, KY | 5 | 2,500 | 912 | 100 | 0 | 0 | 0 | 0 | 1.11 | 19 | | 100 | 0 | 0 | 0 | 0 | 1.16 | 21 | Jacobs Engr. Group |
| Simple average | | | | | 100 | 0 | 0 | 0 | 0 | 1.11 | | | 100 | 0 | 0 | 0 | 0 | 1.16 | | |
| Quality restaurant | Oklahoma City, OK | 6 | 5,000 | 931 | 100 | 0 | 0 | 0 | 0 | 1.62 | 105 | | 100 | 0 | 0 | 0 | 0 | 1.52 | 54 | Traffic Engr. Consultants |
| High turn restaurant | Mt. Pleasant, SC | 6 | 8,150 | 932 | 100 | 0 | 0 | 0 | 0 | 1.33 | 151 | | 97 | 3 | 0 | 0 | 0 | 1.34 | 39 | Iteris, Inc. |
| Drive-thru restaurant | Prospect, KY | 5 | 2,800 | 934 | 96 | 0 | 4 | 0 | 0 | 1.27 | 135 | | 96 | 0 | 4 | 0 | 0 | 1.30 | 139 | Jacobs Engr. Group |
| Simple average | | | | | 98.7 | 0.0 | 1.3 | 0.0 | 0.0 | 1.41 | | | 97.7 | 1.0 | 1.3 | 0.0 | 0.0 | 1.39 | | |

[1] Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occupied* development units.

[3] Anchored by discount store.

[4] Anchored by grocery store comprising major portion of total floor area.

Internal Capture

COUNTY: 26
STATION: 0245
DESCRIPTION: SR 20 300' S. OF 222ND ST.( HIGH SPRINGS)
START DATE: 01/24/2024
START TIME: 0000

| TIME | DIRECTION: N 1ST | 2ND | 3RD | 4TH | TOTAL | DIRECTION: S 1ST | 2ND | 3RD | 4TH | TOTAL | COMBINED TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 0000 | 18 | 18 | 18 | 15 | 69 | 3 | 5 | 5 | 7 | 20 | 89 |
| 0100 | 8 | 13 | 7 | 10 | 38 | 3 | 4 | 6 | 10 | 23 | 61 |
| 0200 | 16 | 5 | 14 | 9 | 44 | 4 | 7 | 6 | 10 | 27 | 71 |
| 0300 | 4 | 15 | 17 | 9 | 45 | 23 | 31 | 24 | 24 | 102 | 147 |
| 0400 | 14 | 17 | 14 | 9 | 54 | 47 | 64 | 72 | 66 | 249 | 303 |
| 0500 | 40 | 30 | 34 | 54 | 158 | 102 | 132 | 136 | 190 | 560 | 718 |
| 0600 | 52 | 73 | 107 | 111 | 343 | 266 | 293 | 285 | 375 | 1219 | 1562 |
| 0700 | 137 | 162 | 186 | 123 | 608 | 398 | 374 | 332 | 305 | 1409 | 2017 |
| 0800 | 121 | 133 | 150 | 149 | 553 | 282 | 278 | 271 | 204 | 1035 | 1588 |
| 0900 | 117 | 127 | 140 | 135 | 519 | 216 | 217 | 177 | 187 | 797 | 1316 |
| 1000 | 151 | 158 | 135 | 166 | 610 | 189 | 163 | 175 | 173 | 700 | 1310 |
| 1100 | 153 | 185 | 144 | 200 | 682 | 170 | 188 | 192 | 205 | 755 | 1437 |
| 1200 | 214 | 200 | 212 | 183 | 809 | 179 | 148 | 190 | 207 | 724 | 1533 |
| 1300 | 172 | 184 | 221 | 225 | 802 | 187 | 185 | 198 | 174 | 744 | 1546 |
| 1400 | 212 | 211 | 241 | 225 | 889 | 175 | 165 | 182 | 164 | 686 | 1575 |
| 1500 | 294 | 291 | 301 | 317 | 1203 | 189 | 170 | 175 | 167 | 701 | 1904 |
| 1600 | 275 | 363 | 322 | 360 | 1320 | 164 | 176 | 145 | 181 | 666 | 1986 |
| 1700 | 386 | 362 | 378 | 273 | 1399 | 195 | 215 | 184 | 160 | 754 | 2153 |
| 1800 | 230 | 199 | 195 | 146 | 770 | 165 | 134 | 118 | 100 | 517 | 1287 |
| 1900 | 131 | 136 | 121 | 103 | 491 | 99 | 74 | 55 | 51 | 279 | 770 |
| 2000 | 109 | 126 | 88 | 98 | 421 | 35 | 34 | 46 | 49 | 164 | 585 |
| 2100 | 98 | 80 | 61 | 63 | 302 | 32 | 28 | 30 | 26 | 116 | 418 |
| 2200 | 54 | 39 | 32 | 54 | 179 | 23 | 31 | 11 | 14 | 79 | 258 |
| 2300 | 31 | 36 | 17 | 14 | 98 | 14 | 14 | 15 | 8 | 51 | 149 |
| 24-HOUR TOTALS: | | | | | 12406 | | | | | 12377 | 24783 |

596

775

PEAK VOLUME INFORMATION

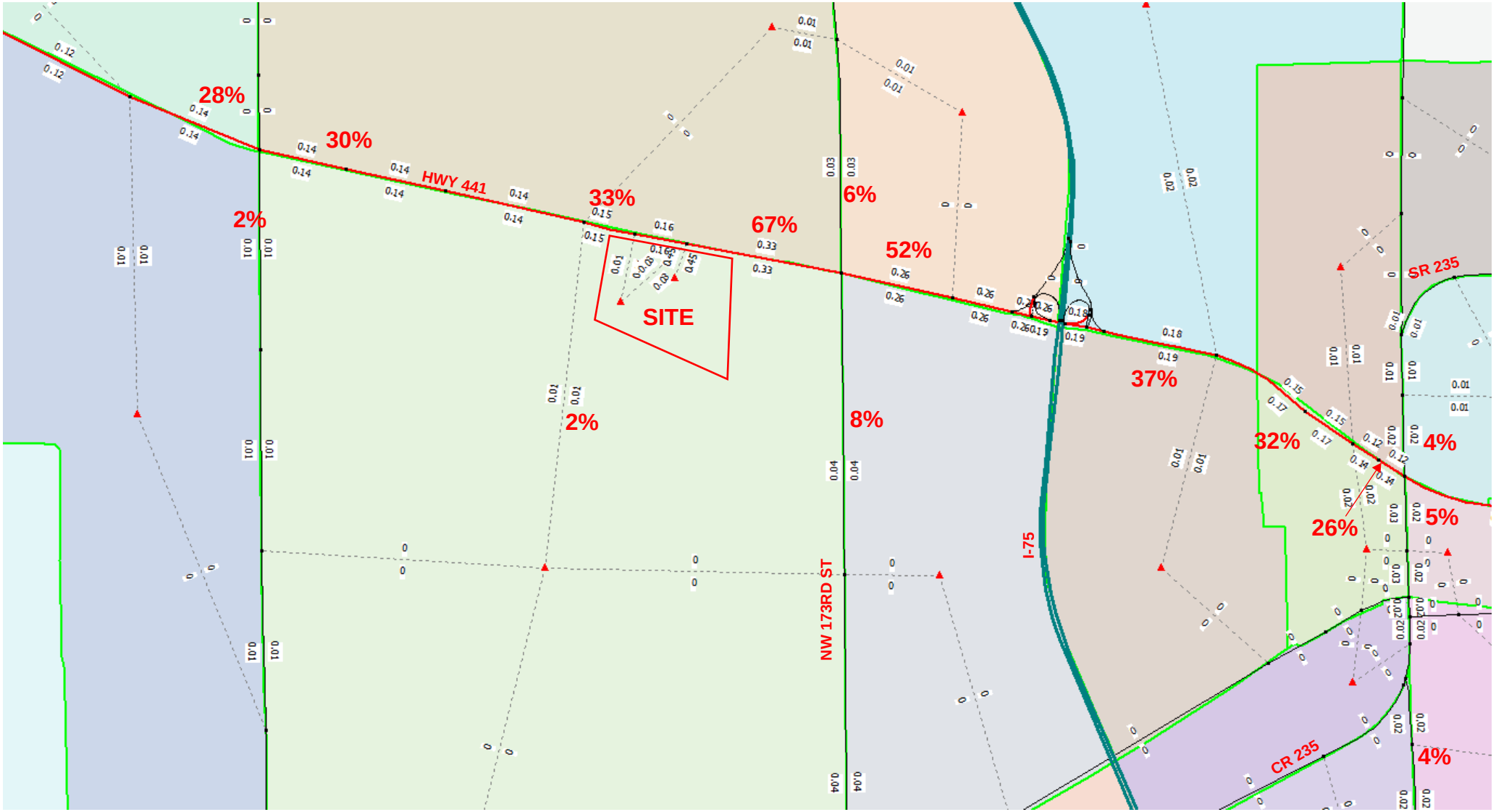
| | DIRECTION: N (WB) HOUR | VOLUME | DIRECTION: S (EB) HOUR | VOLUME | COMBINED DIRECTIONS HOUR | VOLUME |
|---|---|---|---|---|---|---|
| A.M. | 700 | 608 | 645 | 1479 | 645 | 2075 |
| P.M. | 1645 | 1486 | 1245 | 777 | 1645 | 2261 |
| DAILY | 1645 | 1486 | 645 | 1479 | 1645 | 2261 |

| | | | | | TOTAL |
|---|---|---|---|---|---|
| A.M. | 6:45 | 596 | 6:45 | 1479 | 2075 |
| | | 29% | | 71% | AM DIRECTIONAL DISTRIBUTION |
| | | 60 | | 148 | 10% DIRETIONAL VOLUME USED FOR PASS-BY |

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| | | | | | |
|---|---|---|---|---|---|
| P.M. | 16:45 | 1486 | 16:45 | 775 | 2261 |
| | | 66% | | 34% | PM DIRECTIONAL DISTRIBUTION |
| | | 149 | | 78 | 10% DIRETIONAL VOLUME USED FOR PASS-BY |

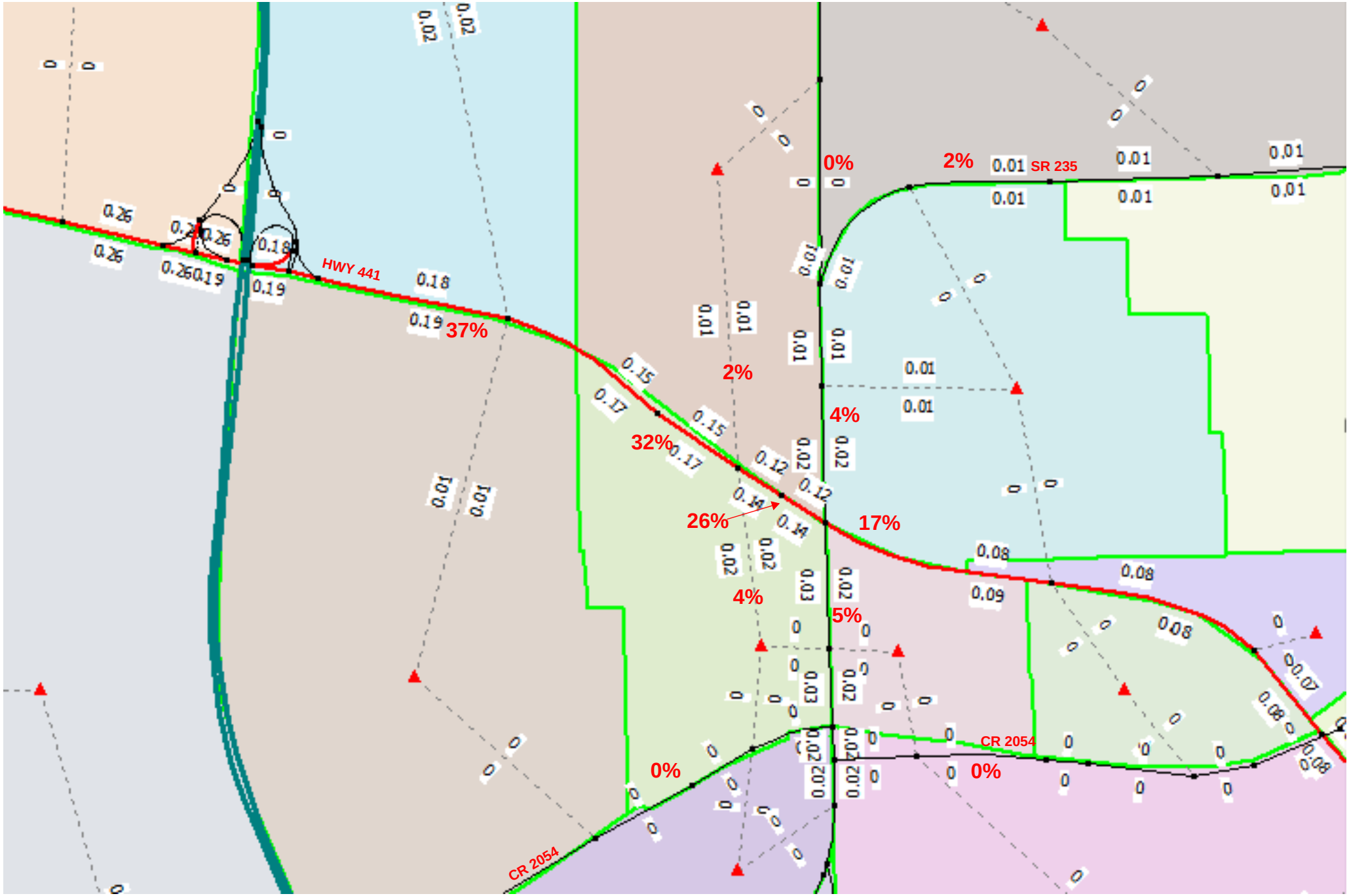
# Appendix D
# Trip Distribution



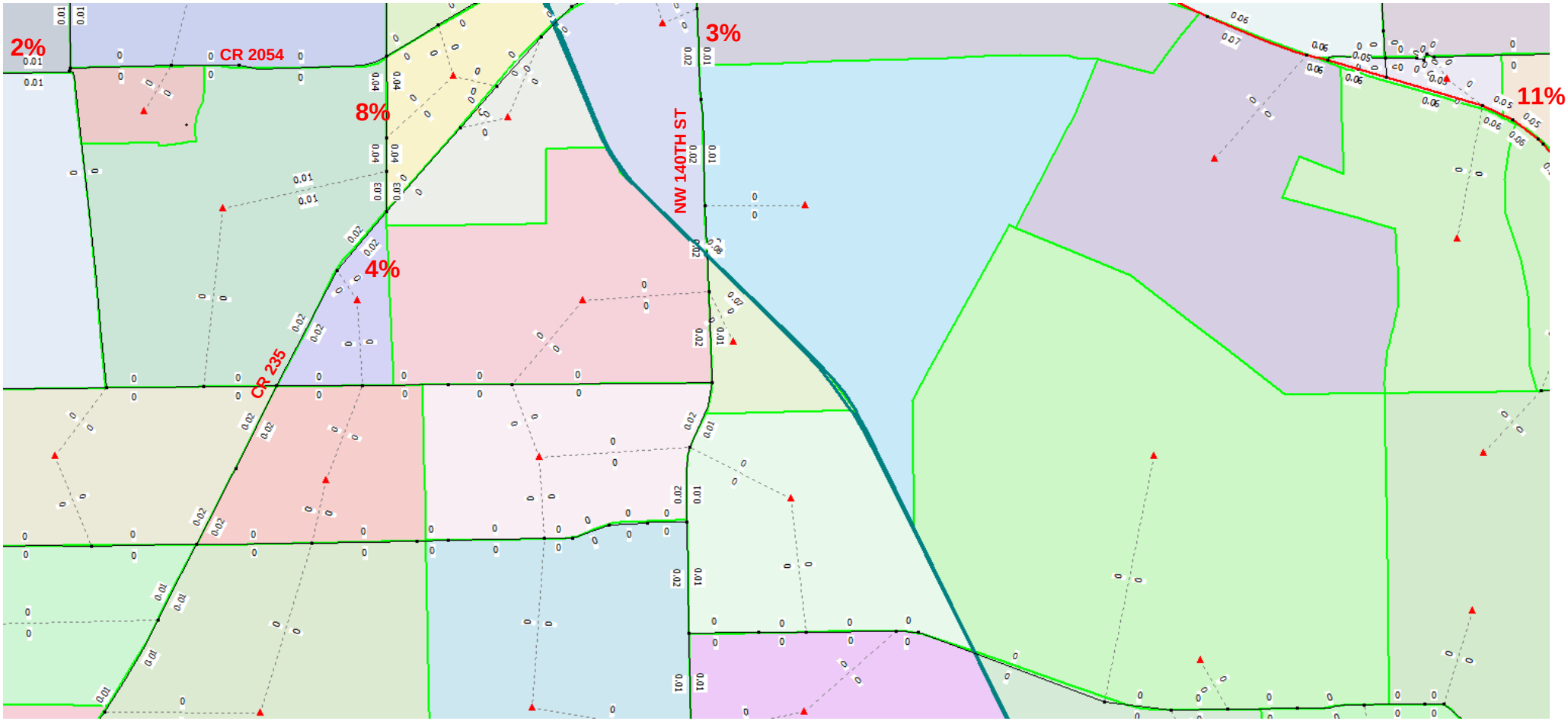

Transportation Demand Model Results for Net New Trip Distribution




Transportation Demand Model Results for Net New Trip Distribution




Transportation Demand Model Results for Net New Trip Distribution




Transportation Demand Model Results for Net New Trip Distribution

COUNTY: 26
STATION: 0245
DESCRIPTION: SR 20 300' S. OF 222ND ST.( HIGH SPRINGS)
START DATE: 01/24/2024
START TIME: 0000

| | DIRECTION: N | | | | | DIRECTION: S | | | | | COMBINED |
|---|---|---|---|---|---|---|---|---|---|---|---|
| TIME | 1ST | 2ND | 3RD | 4TH | TOTAL | 1ST | 2ND | 3RD | 4TH | TOTAL | TOTAL |
| 0000 | 18 | 18 | 18 | 15 | 69 | 3 | 5 | 5 | 7 | 20 | 89 |
| 0100 | 8 | 13 | 7 | 10 | 38 | 3 | 4 | 6 | 10 | 23 | 61 |
| 0200 | 16 | 5 | 14 | 9 | 44 | 4 | 7 | 6 | 10 | 27 | 71 |
| 0300 | 4 | 15 | 17 | 9 | 45 | 23 | 31 | 24 | 24 | 102 | 147 |
| 0400 | 14 | 17 | 14 | 9 | 54 | 47 | 64 | 72 | 66 | 249 | 303 |
| 0500 | 40 | 30 | 34 | 54 | 158 | 102 | 132 | 136 | 190 | 560 | 718 |
| 0600 | 52 | 73 | 107 | 111 | 343 | 266 | 293 | 285 | 375 | 1219 | 1562 |
| 0700 | 137 | 162 | 186 | 123 | 608 | 398 | 374 | 332 | 305 | 1409 | 2017 |
| 0800 | 121 | 133 | 150 | 149 | 553 | 282 | 278 | 271 | 204 | 1035 | 1588 |
| 0900 | 117 | 127 | 140 | 135 | 519 | 216 | 217 | 177 | 187 | 797 | 1316 |
| 1000 | 151 | 158 | 135 | 166 | 610 | 189 | 163 | 175 | 173 | 700 | 1310 |
| 1100 | 153 | 185 | 144 | 200 | 682 | 170 | 188 | 192 | 205 | 755 | 1437 |
| 1200 | 214 | 200 | 212 | 183 | 809 | 179 | 148 | 190 | 207 | 724 | 1533 |
| 1300 | 172 | 184 | 221 | 225 | 802 | 187 | 185 | 198 | 174 | 744 | 1546 |
| 1400 | 212 | 211 | 241 | 225 | 889 | 175 | 165 | 182 | 164 | 686 | 1575 |
| 1500 | 294 | 291 | 301 | 317 | 1203 | 189 | 170 | 175 | 167 | 701 | 1904 |
| 1600 | 275 | 363 | 322 | 360 | 1320 | 164 | 176 | 145 | 181 | 666 | 1986 |
| 1700 | 386 | 362 | 378 | 273 | 1399 | 195 | 215 | 184 | 160 | 754 | 2153 |
| 1800 | 230 | 199 | 195 | 146 | 770 | 165 | 134 | 118 | 100 | 517 | 1287 |
| 1900 | 131 | 136 | 121 | 103 | 491 | 99 | 74 | 55 | 51 | 279 | 770 |
| 2000 | 109 | 126 | 88 | 98 | 421 | 35 | 34 | 46 | 49 | 164 | 585 |
| 2100 | 98 | 80 | 61 | 63 | 302 | 32 | 28 | 30 | 26 | 116 | 418 |
| 2200 | 54 | 39 | 32 | 54 | 179 | 23 | 31 | 11 | 14 | 79 | 258 |
| 2300 | 31 | 36 | 17 | 14 | 98 | 14 | 14 | 15 | 8 | 51 | 149 |
| 24-HOUR TOTALS: | | | | | 12406 | | | | | 12377 | 24783 |

596

775

PEAK VOLUME INFORMATION

| | DIRECTION: N (WB) | | DIRECTION: S (EB) | | COMBINED DIRECTIONS | |
|---|---|---|---|---|---|---|
| | HOUR | VOLUME | HOUR | VOLUME | HOUR | VOLUME |
| A.M. | 700 | 608 | 645 | 1479 | 645 | 2075 |
| P.M. | 1645 | 1486 | 1245 | 777 | 1645 | 2261 |
| DAILY | 1645 | 1486 | 645 | 1479 | 1645 | 2261 |

| | | | | | TOTAL |
|---|---|---|---|---|---|
| A.M. | 6:45 | 596 | 6:45 | 1479 | 2075 |
| | | 29% | | 71% | AM DIRECTIONAL DISTRIBUTION |
| | | 60 | | 148 | 10% DIRETIONAL VOLUME |
| P.M. | 16:45 | 1486 | 16:45 | 775 | 2261 |
| | | 66% | | 34% | PM DIRECTIONAL DISTRIBUTION |
| | | 149 | | 78 | 10% DIRETIONAL VOLUME |

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FDOT Count Data for Pass-by Trip Distribution

# Appendix E
# Trip Assignment

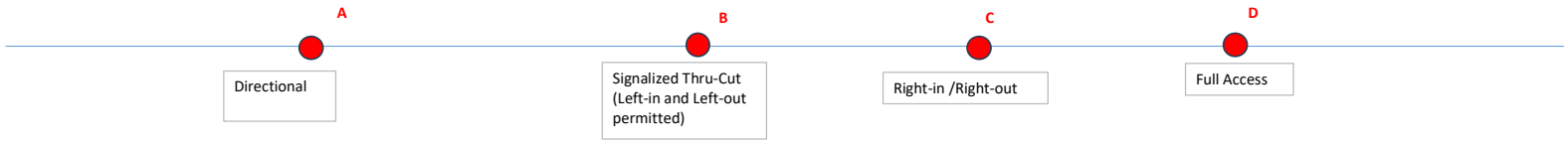
**Access Assumptions used for Trip Assignment**

Shopping Center (NW corner of property) and all Residential
* 100% eastbound inbound and outbound trips use access A
* 100% westbound inbound trips use Access A
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B
* 50% westbound outbound exit at Access B

Gas Station
* 100% eastbound inbound trips use Access A
* 100% eastbound outbound trips use Access B
* 100% westbound inbound and outbound trips use Access B

Shopping Center (Main),
* 50% eastbound inbound trips use Access B, 25% use Access C, 25% use Access D
* 1/3 eastbound outbound trips use Access B, 1/3 use Access C, 1/3 use Access D
* 50% westbound inbound trips use Access B, 50% use Access D
* 75% westbound outbound trips use Access B, 25% use Access D

All Restaurants, and Coffee Shop
* 1/3 eastbound inbound trips use Access B, 1/3 use Access C, 1/3 use Access D
* 1/3 eastbound outbound trips use Access B, 1/3 use Access C, 1/3 use Access D
* 50% westbound inbound trips use Access B, 50% use Access D
* 1/3 westbound outbound trips use Access B, 1/3 exit at Access C followed by U-turn at D, 1/3 exit at Access D




**Pass-by Trip Assignment (Trip Distribution based on Directional Distribution of HWY 441)**

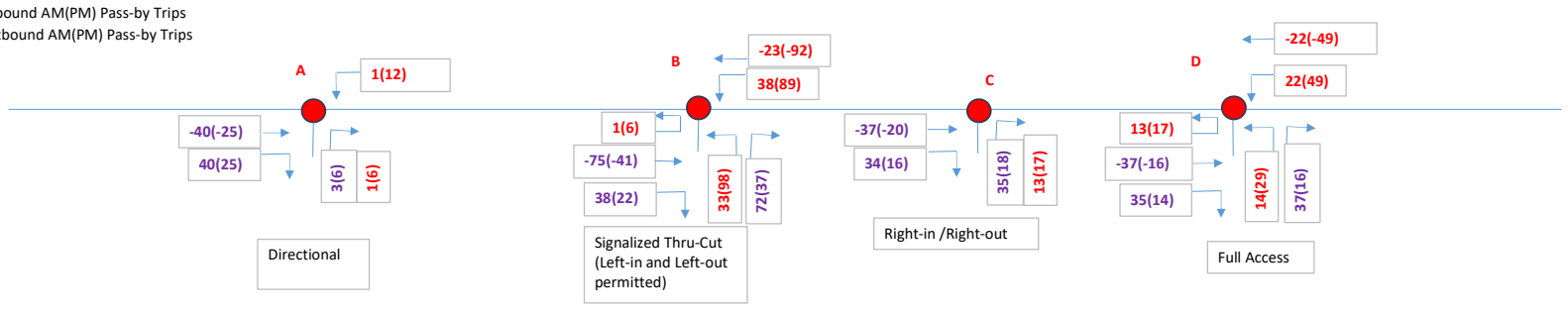
| | |
|---|---|
| AM Eastbound | 71% |
| AM Westbound | 29% |
| PM Eastbound | 34% |
| PM Westbound | 66% |

| | | AM Peak Trips | | | PM Peak Trips | | |
|---|---|---|---|---|---|---|---|
| | | Total | In | Out | Total | In | Out |
| Shopping Center (NW corner of property) | Eastbound Total | 6 | 3 | 3 | 12 | 6 | 6 |
| | Westbound Total | 2 | 1 | 1 | 24 | 12 | 12 |
| * 100% eastbound inbound and outbound trips use access A | Eastbound | | 3 | 3 | | 6 | 6 |
| * 100% westbound inbound trips use Access A | Westbound | | 1 | | | 12 | |
| * 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B | Westbound | | | 1 | | | 6 |
| * 50% westbound outbound exit at Access B | Westbound | | | 0 | | | 6 |
| Gas Station | Eastbound Total | 74 | 37 | 37 | 38 | 19 | 19 |
| | Westbound Total | 30 | 15 | 15 | 76 | 38 | 38 |
| * 100% eastbound inbound trips use Access A | Eastbound | | 37 | | | 19 | |
| * 100% eastbound outbound trips use Access B | Eastbound | | | 37 | | | 19 |
| * 100% westbound inbound and outbound trips use Access B | Westbound | | 15 | 15 | | 38 | 38 |
| Shopping Center (Main) | Eastbound Total | 26 | 13 | 13 | 52 | 26 | 26 |
| | Westbound Total | 12 | 6 | 6 | 98 | 49 | 49 |
| * 50% eastbound inbound trips use Access B | Eastbound | | 7 | | | 13 | |
| * 25% eastbound inbound trips use Access C | Eastbound | | 3 | | | 7 | |
| * 25% eastbound inbound trips use Access D | Eastbound | | 3 | | | 6 | |
| * 1/3 eastbound outbound trips use Access B | Eastbound | | | 4 | | | 9 |
| * 1/3 eastbound outbound trips use Access C | Eastbound | | | 4 | | | 9 |
| * 1/3 eastbound outbound trips use Access D | Eastbound | | | 5 | | | 8 |
| * 50% westbound inbound trips use Access B | Westbound | | 3 | | | 25 | |
| * 50% westbound inbound trips use Access D | Westbound | | 3 | | | 24 | |
| * 75% westbound outbound trips use Access B | Westbound | | | 5 | | | 37 |
| * 25% westbound outbound trips use Access D | Westbound | | | 1 | | | 12 |
| All Restaurants, and Coffee Shop | | | | | | | |
| | Eastbound Total | 188 | 94 | 94 | 52 | 26 | 26 |
| | Westbound Total | 78 | 39 | 39 | 102 | 51 | 51 |
| * 1/3 eastbound inbound trips use Access B | Eastbound | | 31 | | | 9 | |
| * 1/3 eastbound inbound trips use Access C | Eastbound | | 31 | | | 9 | |
| * 1/3 eastbound inbound trips use Access D | Eastbound | | 32 | | | 8 | |
| * 1/3 eastbound outbound trips use Access B | Eastbound | | | 31 | | | 9 |
| * 1/3 eastbound outbound trips use Access C | Eastbound | | | 31 | | | 9 |
| * 1/3 eastbound outbound trips use Access D | Eastbound | | | 32 | | | 8 |
| * 50% westbound inbound trips use Access B | westbound | | 20 | | | 26 | |
| * 50% westbound inbound trips use Access D | westbound | | 19 | | | 25 | |
| * 1/3 westbound outbound trips use Access B | westbound | | | 13 | | | 17 |
| * 1/3 westbound outbound trips exit at Access C followed by U-turn at D | westbound | | | 13 | | | 17 |
| * 1/3 westbound outbound trips exit at Access D | westbound | | | 13 | | | 17 |
| Check | | 208 | 208 | | 227 | | 227 |

**Total Pass-by Trips at Each Access Point**

| | AM Peak Trips | | | PM Peak Trips | | |
|---|---|---|---|---|---|---|
| | Total | In | Out | Total | In | Out |
| **Access A** | | | | | | |
| Eastbound | | 40 | 3 | | 25 | 6 |
| Westbound | | 1 | 1 | | 12 | 6 |
| **Access B** | | | | | | |
| Eastbound | | 38 | 72 | | 22 | 37 |
| Westbound | | 38 | 33 | | 89 | 98 |
| EB U-turn | | | 1 | | | 6 |
| **Access C** | | | | | | |
| Eastbound | | 34 | 35 | | 16 | 18 |
| Westbound | | 0 | 13 | | 0 | 17 |
| **Access D** | | | | | | |
| Eastbound | | 35 | 37 | | 14 | 16 |
| Westbound | | 22 | 14 | | 49 | 29 |
| EB U-turn | | | 13 | | | 17 |
| Check | | | | | | |
| Eastbound | | 147 | 147 | | 77 | 77 |
| Westbound | | 61 | 61 | | 150 | 150 |
| Total | | 208 | 208 | | 227 | 227 |

**Pass-by Trips Diagram**
**##(##)** = Eastbound AM(PM) Pass-by Trips
**##(##)** = Westbound AM(PM) Pass-by Trips



Check
AM Eastbound Inbound 147 AM Westbound Inbound 61
AM Eastbound Outbound 147 AM Westbound Outbound 61
PM Eastbound Inbound 77 PM Westbound Inbound 150
PM Eastbound Outbound 77 PM Westbound Outbound 150

**Non-pass-by trip assignment - based on demand model**
Entering Eastbound / Exiting Westbound 33%
Entering Westbound / Exting Eastbound 67%

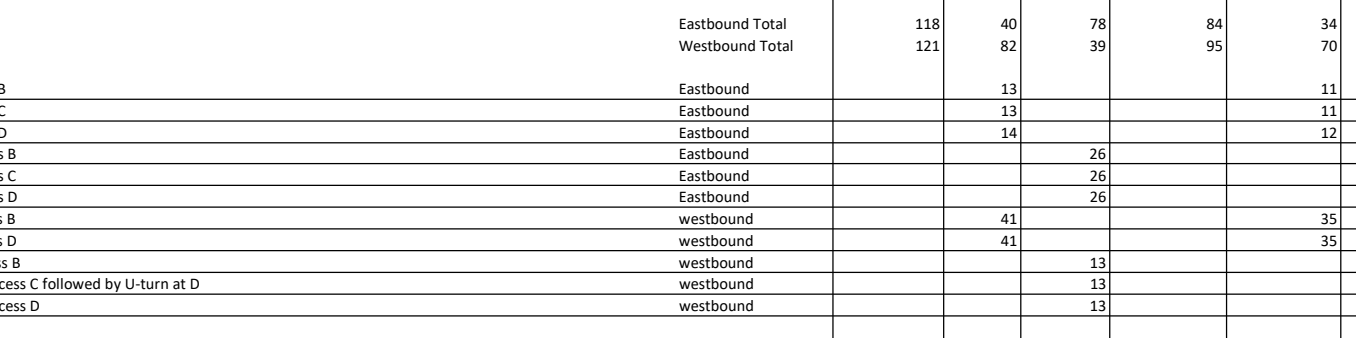
| | | AM Peak Trips | | | PM Peak Trips | | |
|---|---|---|---|---|---|---|---|
| | | Total | In | Out | Total | In | Out |
| Shopping Center (NW corner of property) | Eastbound Total | 26 | 13 | 13 | 88 | 29 | 59 |
| | Westbound Total | 32 | 25 | 7 | 88 | 59 | 29 |
| * 100% eastbound inbound and outbound trips use access A | Eastbound | | 13 | 13 | | 29 | 59 |
| * 100% westbound inbound trips use Access A | Westbound | | 25 | | | 59 | |
| * 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B | Westbound | | | 4 | | | 15 |
| * 50% westbound outbound exit at Access B | Westbound | | | 3 | | | 14 |
| Gas Station | Eastbound Total | 38 | 13 | 25 | 57 | 19 | 38 |
| | Westbound Total | 39 | 26 | 13 | 57 | 38 | 19 |
| * 100% eastbound inbound trips use Access A | Eastbound | | 13 | | | 19 | |
| * 100% eastbound outbound trips use Access B | Eastbound | | | 25 | | | 38 |
| * 100% westbound inbound and outbound trips use Access B | Westbound | | 26 | 13 | | 38 | 19 |
| Shopping Center (Main) | Eastbound Total | 111 | 53 | 58 | 376 | 123 | 253 |
| | Westbound Total | 135 | 107 | 28 | 374 | 250 | 124 |
| * 50% eastbound inbound trips use Access B | Eastbound | | 27 | | | 62 | |
| * 25% eastbound inbound trips use Access C | Eastbound | | 13 | | | 31 | |
| * 25% eastbound inbound trips use Access D | Eastbound | | 13 | | | 30 | |
| * 1/3 eastbound outbound trips use Access B | Eastbound | | | 19 | | | 84 |
| * 1/3 eastbound outbound trips use Access C | Eastbound | | | 19 | | | 84 |
| * 1/3 eastbound outbound trips use Access D | Eastbound | | | 20 | | | 85 |
| * 50% westbound inbound trips use Access B | Westbound | | 54 | | | 125 | |
| * 50% westbound inbound trips use Access D | Westbound | | 53 | | | 125 | |
| * 75% westbound outbound trips use Access B | Westbound | | | 21 | | | 93 |
| * 25% westbound outbound trips use Access D | Westbound | | | 7 | | | 31 |
| All Restaurants and Auto Shop | | | | | | | |
| | Eastbound Total | 118 | 40 | 78 | 84 | 34 | 50 |
| | Westbound Total | 121 | 82 | 39 | 95 | 70 | 25 |
| * 1/3 eastbound inbound trips use Access B | Eastbound | | 13 | | | 11 | |
| * 1/3 eastbound inbound trips use Access C | Eastbound | | 13 | | | 11 | |
| * 1/3 eastbound inbound trips use Access D | Eastbound | | 14 | | | 12 | |
| * 1/3 eastbound outbound trips use Access B | Eastbound | | | 26 | | | 17 |
| * 1/3 eastbound outbound trips use Access C | Eastbound | | | 26 | | | 17 |
| * 1/3 eastbound outbound trips use Access D | Eastbound | | | 26 | | | 16 |
| * 50% westbound inbound trips use Access B | westbound | | 41 | | | 35 | |
| * 50% westbound inbound trips use Access D | westbound | | 41 | | | 35 | |
| * 1/3 westbound outbound trips use Access B | westbound | | | 13 | | | 8 |
| * 1/3 westbound outbound trips exit at Access C followed by U-turn at D | westbound | | | 13 | | | 8 |
| * 1/3 westbound outbound trips exit at Access D | westbound | | | 13 | | | 9 |
| Residential | | | | | | | |
| | Eastbound Total | 67 | 12 | 55 | 59 | 26 | 33 |
| | Westbound Total | 50 | 23 | 27 | 70 | 54 | 16 |
| * 100% eastbound inbound and outbound trips use access A | Eastbound | | 12 | 55 | | 26 | 33 |
| * 100% westbound inbound trips use Access A | Westbound | | 23 | | | 54 | |
| * 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B | Westbound | | | 14 | | | 8 |
| * 50% westbound outbound exit at Access B | Westbound | | | 13 | | | 8 |
| | Check | | 394 | 343 | | 702 | 646 |

**Total Pass-by Trips at Each Access Point**

| | AM Peak Trips | | | PM Peak Trips | | |
|---|---|---|---|---|---|---|
| | Total | In | Out | Total | In | Out |
| **Access A** | | | | | | |
| Eastbound | | 38 | 68 | | 74 | 92 |
| Westbound | | 48 | 18 | | 113 | 23 |
| **Access B** | | | | | | |
| Eastbound | | 40 | 70 | | 73 | 139 |
| Westbound | | 121 | 63 | | 198 | 142 |
| EB U-turn | | | 18 | | | 23 |
| **Access C** | | | | | | |
| Eastbound | | 26 | 45 | | 42 | 101 |
| Westbound | | 0 | 13 | | 0 | 8 |
| **Access D** | | | | | | |
| Eastbound | | 27 | 46 | | 42 | 101 |
| Westbound | | 94 | 20 | | 160 | 40 |
| EB U-turn | | | 13 | | | 8 |
| | check | 394 | 343 | | 702 | 646 |

**Non-pass-by Trips Diagram at Access Intersections**

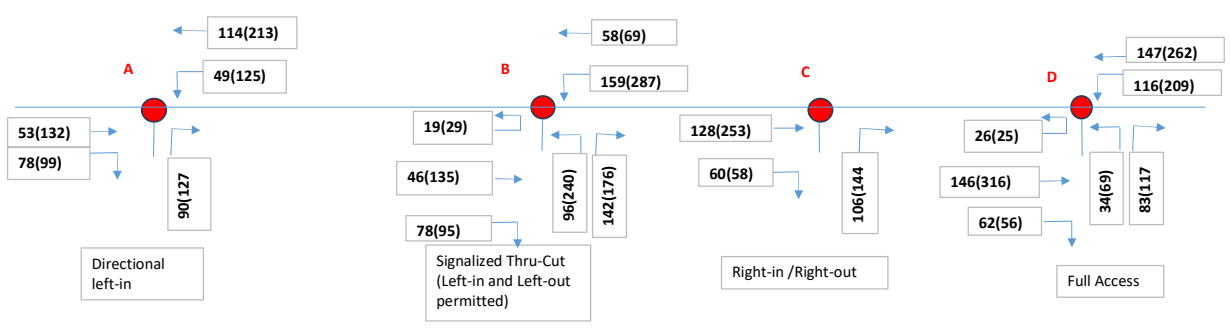
##(##) = AM(PM) Inbound Trips
##(##) = AM(PM) Outbound Trips




Check
AM Inbound (at access points) 394 AM Outbound (at access points) 343
AM Inbound (external) 394 AM Outbound (external) 343
PM Inbound (at access points) 702 PM Outbound (at access points) 646
PM Inbound (external) 702 PM Outbound (external) 646

**Combined Trips Diagram at Access Intersections**

**##(##)** = AM(PM) Project Trips




Check
AM Inbound (at access points) 602 AM Outbound (at access points) 551 << Gross trips with IC trips removed
AM Inbound (external) 394 AM Outbound (external) 343 << Net new (non-pass-by) trips
PM Inbound (at access points) 929 PM Outbound (at access points) 873 << Gross trips with IC trips removed
PM Inbound (external) 702 PM Outbound (external) 646 << Net new (non-pass-by) trips

**Net new (non-pass-by) external project trips (full buildout)**

| | Alachua ID | | Percent Distribution | Daily Trips | AM Peak Trips | | | PM Peak Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Total | Total | In | Out | Total | In | Out |
| **Total Net New (Non-pass-by) Project Trips** | **N/A** | | **100%** | **16,476** | **737** | **394** | **343** | **1348** | **702** | **646** |
| I-75 North of HWY 441 | 32, 1 | | 1% | 165 | 7 | 4 | 3 | 13 | 7 | 6 |
| I-75 South of HWY 441 | 31, 2 | | 13% | 2,142 | 96 | 51 | 45 | 175 | 91 | 84 |
| HWY 441 east of CR 25A | 4127, 3 | | 11% | 1,812 | 81 | 43 | 38 | 148 | 77 | 71 |
| HWY 441 east of CR 235 | 106, 4 | | 17% | 2,801 | 125 | 67 | 58 | 229 | 119 | 110 |
| HWY 441 east of I-75 | 107, 5 | | 37% | 6,096 | 273 | 146 | 127 | 499 | 260 | 239 |
| HWY 441 east of CR 235A | 4107, 6 | | 52% | 8,568 | 383 | 205 | 178 | 701 | 365 | 336 |
| HWY 441 east of project site | 14, 7 | | 67% | 11,039 | 494 | 264 | 230 | 903 | 470 | 433 |
| SR 235 south of HWY 441 | 108, 8 | | 5% | 824 | 37 | 20 | 17 | 67 | 35 | 32 |
| SR 235 north of HWY 441 | 109, 9 | | 4% | 659 | 30 | 16 | 14 | 54 | 28 | 26 |
| SR 235 east of NW 140th St | 4109/1439, 10 | | 2% | 330 | 15 | 8 | 7 | 27 | 14 | 13 |
| CR 235 west of CR 235A | 11 | | 4% | 659 | 30 | 16 | 14 | 54 | 28 | 26 |
| CR 241 north of CR 235 | 12 | | 0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CR 241 south of CR 235 | 13 | | 4% | 659 | 30 | 16 | 14 | 54 | 28 | 26 |
| CR 2054 west of NW 202nd St | 14 | | 2% | 330 | 15 | 8 | 7 | 27 | 14 | 13 |
| CR 2054 east of SR 235 | 15 | | 0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CR 235A north of HWY 441 | 16 | | 6% | 989 | 45 | 24 | 21 | 81 | 42 | 39 |
| CR 235A south of HWY 441 | 17 | | 8% | 1,318 | 59 | 32 | 27 | 108 | 56 | 52 |

**Proposed Verse Existing Future Land Use Map Changes - Trip Generation**

| Land Use | Land Use Code | Variable Type | Variable Size | Daily Trips | AM Peak Trips | | | PM Peak Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Total | In | Out | Total | In | Out |
| **Existing Land Uses** | | | | | | | | | | |
| Single-Family Detached Housing | 210 | DUs | 97.0 | 1,048 | 71 | 19 | 52 | 94 | 58 | 36 |
| Shopping Center - Total | 820 | KSF | 152.460 | 5,548 | 226 | 140 | 86 | 698 | 342 | 356 |
| Total Gross Entitlement Trips | | | | 6,596 | 297 | 159 | 138 | 792 | 400 | 392 |
| **Proposed Land Uses** | | | | | | | | | | |
| Single-Family Detached Housing | 210 | DUs | 25.0 | 467 | 22 | 6 | 16 | 27 | 17 | 10 |
| Shopping Center - Total | 820 | KSF | 298.503 | 10,863 | 315 | 195 | 120 | 1,087 | 533 | 554 |
| Total Gross Entitlement Trips | | | | 11,330 | 337 | 201 | 136 | 1114 | 550 | 564 |
| **Net Change** | | | | **4,734** | **40** | **42** | **-2** | **322** | **150** | **172** |

**Proposed Verse Existing Zoning Map Changes - Trip Generation**

| Land Use | Land Use Code | Variable Type | Variable Size | Daily Trips | AM Peak Trips | | | PM Peak Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Total | In | Out | Total | In | Out |
| **Existing Land Uses** | | | | | | | | | | |
| Single-Family Detached Housing | 210 | DUs | 686.0 | 5,801 | 465 | 126 | 339 | 566 | 351 | 215 |
| Shopping Center - Total | 820 | KSF | 597.861 | 21,756 | 498 | 309 | 189 | 1,719 | 842 | 877 |
| Total Gross Entitlement Trips | | | | 27,557 | 963 | 435 | 528 | 2285 | 1193 | 1092 |
| **Proposed Land Uses** | | | | | | | | | | |
| Single-Family Detached Housing | 210 | DUs | 203.0 | 1,904 | 142 | 38 | 104 | 185 | 115 | 70 |
| Shopping Center - Total | 820 | KSF | 450.000 | 16,376 | 407 | 252 | 155 | 1,425 | 698 | 727 |
| Total Gross Entitlement Trips | | | | 18,280 | 549 | 290 | 259 | 1610 | 813 | 797 |
| **Net Change** | | | | **-9,277** | **-414** | **-145** | **-269** | **-675** | **-380** | **-295** |

**Land Use Map and Zoning Net Change (Gross Project Trips)**

| | Alachua Segment ID | | Percent Distribution | FLU Net Change Daily Trips | FLU Net Change PM Peak HR Trips | Zoning Net Change Daily Trips | Zoning Net Change PM Peak HR Trips |
|---|---|---|---|---|---|---|---|
| **Total Net New (Non-pass-by) Project Trips** | **N/A** | | **100%** | **4,734** | **322** | **-9,277** | **-675** |
| I-75 North of HWY 441 | 32, 1 | | 1% | 47 | 3 | -93 | -7 |
| I-75 South of HWY 441 | 31, 2 | | 13% | 615 | 42 | -1,206 | -88 |
| HWY 441 east of CR 25A | 4127, 3 | | 11% | 521 | 35 | -1,020 | -74 |
| HWY 441 east of CR 235 | 106, 4 | | 17% | 805 | 55 | -1,577 | -115 |
| HWY 441 east of I-75 | 107, 5 | | 37% | 1,752 | 119 | -3,432 | -250 |
| HWY 441 east of CR 235A | 4107, 6 | | 52% | 2,462 | 167 | -4,824 | -351 |
| HWY 441 east of project site | 14, 7 | | 67% | 3,172 | 216 | -6,216 | -452 |
| SR 235 south of HWY 441 | 108, 8 | | 5% | 237 | 16 | -464 | -34 |
| SR 235 north of HWY 441 | 109, 9 | | 4% | 189 | 13 | -371 | -27 |
| SR 235 east of NW 140th St | 4109/1439, 10 | | 2% | 95 | 6 | -186 | -14 |
| CR 235 west of CR 235A | 11 | | 4% | 189 | 13 | -371 | -27 |
| CR 241 north of CR 235 | 12 | | 0% | 0 | 0 | 0 | 0 |
| CR 241 south of CR 235 | 13 | | 4% | 189 | 13 | -371 | -27 |
| CR 2054 west of NW 202nd St | 14 | | 2% | 95 | 6 | -186 | -14 |
| CR 2054 east of SR 235 | 15 | | 0% | 0 | 0 | 0 | 0 |
| CR 235A north of HWY 441 | 16 | | 6% | 284 | 19 | -557 | -41 |
| CR 235A south of HWY 441 | 17 | | 8% | 379 | 26 | -742 | -54 |

# Appendix F
# Development Monitoring Report

## Table 2-a. Traffic Impacts - Final Development Orders

| Roadway Segment* | Segment Description | AADT/Peak Hour | Comp Plan MSV[1] | Existing Demand[2,3] | Reserved Capacity[4] | Available Capacity** | Percentage of Capacity Utilized |
|---|---|---|---|---|---|---|---|
| **Interstate - Minimum Level of Service: C** | | | | | | | |
| I-75 (32, 1) | From North City Limit to US 441 | AADT | 91,600 | 47,000 | 87 | 44,513 | 51.41% |
| | | Peak Hour | 8,250 | 3,898 | 13 | 4,339 | 47.41% |
| I-75 (31, 2) | From US 441 to the South City Limit | AADT | 91,600 | 73,000 | 131 | 18,469 | 79.84% |
| | | Peak Hour | 8,250 | 4,760 | 19 | 3,471 | 57.93% |
| **State Roads - Minimum Level of Service: D** | | | | | | | |
| U.S. Hwy 441 (4127, 3) | From MPO Boundary to CR 25A East Intersection | AADT | 43,000 | 21,000 | 1,325 | 20,675 | 51.92% |
| | | Peak Hour | 3,870 | 2,002 | 212 | 1,656 | 57.21% |
| U.S. Hwy 441 (106, 4) | From CR 25A East Intersection to SR 235 | AADT | 45,700 | 17,700 | 2,483 | 25,517 | 44.16% |
| | | Peak Hour | 4,110 | 1,559 | 327 | 2,224 | 45.89% |
| U.S. Hwy 441 (107, 5) | From SR 235 to I-75 | AADT | 39,000 | 26,500 | 2,486 | 10,014 | 74.32% |
| | | Peak Hour | 3,510 | 2,239 | 230 | 1,041 | 70.34% |
| U.S. Hwy 441 (4107, 6) | From I-75 to CR 235A | AADT | 39,000 | 34,000 | 4,645 | 355 | 99.09% |
| | | Peak Hour | 3,510 | 2,819 | 447 | 244 | 93.05% |
| U.S. Hwy 441 (14, 7) | From CR 235A to NW 188th Street | AADT | 43,000 | 25,000 | 4,431 | 13,569 | 68.44% |
| | | Peak Hour | 3,870 | 2,241 | 419 | 1,210 | 68.73% |
| SR 235 (108, 8) | From NW 143rd Place to US 441 | AADT | 14,400 | 11,000 | 0 | 3,400 | 76.39% |
| | | Peak Hour | 1,290 | 830 | 0 | 460 | 64.34% |
| SR 235 (109, 9) | From US 441 to NW 140th Street | AADT | 14,400 | 9,400 | 316 | 4,684 | 67.47% |
| | | Peak Hour | 1,290 | 675 | 38 | 577 | 55.27% |
| SR 235 (4109/1439, 10) | From NW 140th Street to East City Limit | AADT | 14,400 | 5,100 | 0 | 9,300 | 35.42% |
| | | Peak Hour | 1,290 | 471 | 0 | 819 | 36.51% |
| **County Facilities - Minimum Level of Service: D** | | | | | | | |
| CR 235 (11) | From NW 143rd Place to South City Limit | AADT | 15,120 | 8,307 | 985 | 5,828 | 61.46% |
| | | Peak Hour | 1,359 | 622 | 100 | 637 | 53.13% |
| CR 241 (12) | From NW SR 235 to North City Limit | AADT | 15,120 | 3,300 | 356 | 11,464 | 24.18% |
| | | Peak Hour | 1,359 | 343 | 35 | 981 | 27.81% |
| CR 241 (13) | From CR 235 to South City Limit | AADT | 20,880 | 6,618 | 1,714 | 12,548 | 39.90% |
| | | Peak Hour | 1,881 | 418 | 136 | 1,327 | 29.45% |
| CR 2054 (14) | From SR 235 to West City Limit | AADT | 15,120 | 2,450 | 1,417 | 11,253 | 25.58% |
| | | Peak Hour | 1,359 | 129 | 146 | 1,084 | 20.24% |
| CR 2054 (15) | From SR 235 to US 441 | AADT | 15,120 | 3,211 | 450 | 11,459 | 24.21% |
| | | Peak Hour | 1,359 | 286 | 64 | 1,009 | 25.75% |
| CR 235A (16) | From US 441 to North City Limit | AADT | 15,120 | 2,080 | 1,471 | 11,569 | 23.49% |
| | | Peak Hour | 1,359 | 185 | 144 | 1,030 | 24.21% |
| CR 235A (17) | From US 441 to CR 235 | AADT | 15,120 | 6,048 | 4,373 | 4,699 | 68.92% |
| | | Peak Hour | 1,359 | 536 | 447 | 376 | 72.33% |

*(FDOT Road Segment #, COA Comprehensive Plan #).

** *Formula: Comp Plan MSV - (Existing Demand + Reserved Capacity)*.

Sources:

1. *AADT & Peak Hour Maximum Service Volumes (MSVs) calculated using LOSPLAN 2012. County facilities reflect a 10 percent reduction in the MSVs 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. *County facility AADT counts provided by Alachua County Public Works, April 2025.*
4. *Table 8.*

Note: Reserved capacity is automatically updated from Table 8.; reserved capacity is subject to change. Level of service is monitored for PM Peak Hour; AADT provided for informational purposes only.

## Table 2-b. Traffic Impacts - Preliminary & Final Development Orders

| Roadway Segment* | Segment Description | AADT/Peak Hour | Comp Plan MSV[1] | Existing Demand[2,3] | Projected & Reserved Capacity[4] | Available Capacity** | Percentage of Capacity Utilized |
|---|---|---|---|---|---|---|---|
| **Interstate - Minimum Level of Service: C** | | | | | | | |
| I-75 (32, 1) | From North City Limit to US 441 | AADT | 91,600 | 47,000 | 87 | 44,513 | 51.41% |
| | | Peak Hour | 8,250 | 3,898 | 13 | 4,339 | 47.41% |
| I-75 (31, 2) | From US 441 to the South City Limit | AADT | 91,600 | 73,000 | 131 | 18,469 | 79.84% |
| | | Peak Hour | 8,250 | 4,760 | 19 | 3,471 | 57.93% |
| **State Roads - Minimum Level of Service: D** | | | | | | | |
| U.S. Hwy 441 (4127, 3) | From MPO Boundary to CR 25A East Intersection | AADT | 43,000 | 21,000 | 1,325 | 20,675 | 51.92% |
| | | Peak Hour | 3,870 | 2,002 | 212 | 1,656 | 57.21% |
| U.S. Hwy 441 (106, 4) | From CR 25A East Intersection to SR 235 | AADT | 45,700 | 17,700 | 2,483 | 25,517 | 44.16% |
| | | Peak Hour | 4,110 | 1,559 | 327 | 2,224 | 45.89% |
| U.S. Hwy 441 (107, 5) | From SR 235 to I-75 | AADT | 39,000 | 26,500 | 4,359 | 8,141 | 79.13% |
| | | Peak Hour | 3,510 | 2,239 | 420 | 851 | 75.75% |
| U.S. Hwy 441 (4107, 6) | From I-75 to CR 235A | AADT | 39,000 | 34,000 | 7,767 | (2,767) | 107.09% |
| | | Peak Hour | 3,510 | 2,819 | 763 | (72) | 102.05% |
| U.S. Hwy 441 (14, 7) | From CR 235A to NW 188th Street | AADT | 43,000 | 25,000 | 4,743 | 13,257 | 69.17% |
| | | Peak Hour | 3,870 | 2,241 | 451 | 1,178 | 69.56% |
| SR 235 (108, 8) | From NW 143rd Place to US 441 | AADT | 14,400 | 11,000 | 0 | 3,400 | 76.39% |
| | | Peak Hour | 1,290 | 830 | 0 | 460 | 64.34% |
| SR 235 (109, 9) | From US 441 to NW 140th Street | AADT | 14,400 | 9,400 | 316 | 4,684 | 67.47% |
| | | Peak Hour | 1,290 | 675 | 38 | 577 | 55.27% |
| SR 235 (4109/1439, 10) | From NW 140th Street to East City Limit | AADT | 14,400 | 5,100 | 0 | 9,300 | 35.42% |
| | | Peak Hour | 1,290 | 471 | 0 | 819 | 36.51% |
| **County Facilities - Minimum Level of Service: D** | | | | | | | |
| CR 235 (11) | From NW 143rd Place to South City Limit | AADT | 15,120 | 8,307 | 985 | 5,828 | 61.46% |
| | | Peak Hour | 1,359 | 622 | 100 | 637 | 53.13% |
| CR 241 (12) | From NW SR 235 to North City Limit | AADT | 15,120 | 3,300 | 356 | 11,464 | 24.18% |
| | | Peak Hour | 1,359 | 343 | 35 | 981 | 27.81% |
| CR 241 (13) | From CR 235 to South City Limit | AADT | 20,880 | 6,618 | 2,338 | 11,924 | 42.89% |
| | | Peak Hour | 1,881 | 418 | 199 | 1,264 | 32.80% |
| CR 2054 (14) | From SR 235 to West City Limit | AADT | 15,120 | 2,450 | 1,417 | 11,253 | 25.58% |
| | | Peak Hour | 1,359 | 129 | 146 | 1,084 | 20.24% |
| CR 2054 (15) | From SR 235 to US 441 | AADT | 15,120 | 3,211 | 450 | 11,459 | 24.21% |
| | | Peak Hour | 1,359 | 286 | 64 | 1,009 | 25.75% |
| CR 235A (16) | From US 441 to North City Limit | AADT | 15,120 | 2,080 | 2,720 | 10,320 | 31.75% |
| | | Peak Hour | 1,359 | 185 | 270 | 904 | 33.48% |
| CR 235A (17) | From US 441 to CR 235 | AADT | 15,120 | 6,048 | 5,934 | 3,138 | 79.25% |
| | | Peak Hour | 1,359 | 536 | 605 | 218 | 83.96% |

*(FDOT Road Segment #, COA Comprehensive Plan #).

** *Formula: Comp Plan MSV - (Existing Demand + Projected & Reserved Capacity)*.

Sources:

1. *AADT & Peak Hour Maximum Service Volumes (MSVs) calculated using LOSPLAN 2012. County facilities reflect a 10 percent reduction in the MSVs 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. *County facility AADT counts provided by Alachua County Public Works, April 2025.*
4. *Table 8.*

Note: Reserved capacity is automatically updated from Table 8.; reserved capacity is subject to change. Level of service is monitored for PM Peak Hour; AADT provided for informational purposes only.

Table 8. Traffic Impacts by Segment

| PZE Process | Project Name | Segment 1 I-75 North City Limit to US 441 | | Segment 2 I-75 US 441 to South City Limit | | Segment 3 US 441 MPO Boundary to CR 25A East Intersection | | Segment 4 US 441 CR 25A East Intersection to SR 235 | | Segment 5 US 441 SR 235 to I-75 | | Segment 6 US 441 I-75 to CR 235A | | Segment 7 US 441 CR 235A to NW 188th Street | | Segment 8 SR 235 NW 143rd Place to US 441 | | Segment 9 SR 235 US 441 to NW 140th Street | | Segment 10 SR 235 NW 140th Street to East City Limit | | Segment 11 CR 235 NW 143rd Place to South City Limit | | Segment 12 CR 241 NW SR 235 to North City Limit | | Segment 13 CR 241 CR 235 to South City Limit | | Segment 14 CR2054 SR 235 to West City Limit | | Segment 15 CR2054 SR 235 to US 441 | | Segment 16 CR 235A US 441 to North City Limit | | Segment 17 CR 235A US 441 to CR 235 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Preliminary Development Orders Total | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1873 | 190 | 3122 | 316 | 312 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 624 | 63 | 0 | 0 | 0 | 0 | 1249 | 126 | 1561 | 158 |
| Final Development Orders Total | | 87 | 13 | 131 | 19 | 1325 | 212 | 2483 | 327 | 2486 | 230 | 4645 | 447 | 4431 | 419 | 0 | 0 | 316 | 38 | 0 | 0 | 985 | 100 | 356 | 35 | 1714 | 136 | 1417 | 146 | 450 | 64 | 1471 | 144 | 4373 | 447 |
| All Development Orders Total | | 87 | 13 | 131 | 19 | 1325 | 212 | 2483 | 327 | 4359 | 420 | 7767 | 763 | 4743 | 451 | 0 | 0 | 316 | 38 | 0 | 0 | 985 | 100 | 356 | 35 | 2338 | 199 | 1417 | 146 | 450 | 64 | 2720 | 270 | 5934 | 605 |
| Certificates of Level of Service Standard (Preliminary Development Orders) - NO CAPACITY RESERVED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PR24-0005 | Westside Commons Rezoning | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,873 | 190 | 3,122 | 316 | 312 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 624 | 63 | 0 | 0 | 0 | 0 | 1,249 | 126 | 1,561 | 158 |
| Certificates of Concurrency Compliance (Final Development Orders) - CAPACITY RESERVED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PSP23-0012 | Arbours at Merrillwood SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP21-0010 | Momentum Labs SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 765 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP22-0003 | Pickert Flex Space SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 64 | 29 | 0 | 0 | 0 | 0 |
| PSP22-0015 | Mi Apa SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 741 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 185 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP23-0001 | Wal-Mart DC #7035 SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP22-0007 | Motory SP | 0 | 0 | 0 | 0 | 0 | 0 | 613 | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP23-0003 | Tower Hill Headquarters SP | 87 | 13 | 131 | 19 | 0 | 0 | 0 | 0 | 244 | 35 | 419 | 61 | 262 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 4 | 35 | 5 |
| PSP22-0021 | Main Street Urgent Care SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 109 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP23-0004 | Lane Enterprises SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 393 | 129 |
| PSP22-0020 | Wawa SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,190 | 108 | 1,116 | 101 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 297 | 27 | 372 | 34 |
| PSP23-0005 | Convergence Research Park Residential Phase 2 Final P | 0 | 0 | 0 | 0 | 0 | 0 | 518 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 519 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP23-0009 | Tomoka Fire Station SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 3 | 14 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 1 | 45 | 6 |
| PPP23-0002 | Farmlands Final PD Plan | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 855 | 86 | 1,317 | 132 | 1,548 | 155 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 323 | 32 | 0 | 0 | 0 | 0 |
| PSP23-0010 | G&C Foods Distribution Center SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 561 | 32 |
| PSP23-0016 | Kirkland Farms Phase 1 Final Plat | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 661 | 66 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP24-0001 | Unique Caring Opportunities SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 131 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP23-0017 | Ben E. Keith SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,414 | 186 |
| PSP23-0011 | Pleasant Solar SEP & SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| PSP23-0014 | Firestone SP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 69 | 13 | 138 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NO APP # | Tara Baywood Phase 2 Final Plat | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 386 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 96 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NO APP # | Tara Forest East Phase 2 Final Plat | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 260 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 260 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP24-0005 | Briarwood Phase 4 Final Plat | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 687 | 68 | 69 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,084 | 108 | 0 | 0 |
| PSP24-0003 | Patel Fuel & Retail SP | 0 | 0 | 0 | 0 | 1,244 | 204 | 1,244 | 204 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP23-0008 | Rizzzo Self Storage Site Plan | 0 | 0 | 0 | 0 | 81 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP24-0014 | Tomoka Hills Golf Facility Site Plan | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP24-0007 | Fletcher Trace Phase 1 Final Plat | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 302 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 151 | 16 |
| PSP24-0008 | Fletcher Trace Phase 2 Final Plat | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 334 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 167 | 16 |
| PSP24-0009 | Fletcher Trace Phase 3 Final Plat | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 349 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 175 | 19 |
| PSP25-0004 | Chick-fil-A Site Plan | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 940 | 62 | 1,175 | 78 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 59 | 4 | 59 | 4 |
| PSP25-0005 | Evergen Site Plan | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 3 | 0 | 0 | 0 | 0 |
| PSP24-0010 | Convergence Research Park Residential Phase 3 Final P | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 430 | 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP25-0003 | Royal Elements | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSP25-0002 | Kirkland Farms Phase 2 Final Plat | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 755 | 80 | 0 | 0 | 0 | 0 | 0 | 0 |

Sources:

1. *City of Alachua Development Orders & Staff Reports .*
2. *Table 1.*

NOTE: Table does not automatically update. Trips must be manually added to appropriate segments.

Project trips from Farmlands Final PD Plan removed from reserved trips for the roadway segment LOS analysis.

GSE Engineering & Consulting, Inc.

April 1, 2026

Carson J. Crockett, Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Review of Geotechnical Information
**Farmlands Commercial PD Rezoning**
Alachua, Alachua County, Florida
GSE Project No. 17335

GSE Engineering & Consulting, Inc. (GSE) has performed a review of geotechnical information/reports that was submitted as part of the rezoning application for the Farmlands Commercial PD located in Alachua, Florida. The remainder of this report summarizes our review.

## ***Background Information***

The site is located on the south side of U.S. Highway 441 approximately 0.5 miles west of the NW CR 235A intersection in Alachua, Florida. The site includes portions or all of Tax Parcels 03046-003-002, 03042-050-004, 03042-050-005, 03042-050-003, 03042-050-010 and 03042-051-001.

The site is proposed for commercial and residential development. You provided two geotechnical site exploration reports prepared by UES Professional Solutions (UES) that were included as part of the project application. You requested we review the reports to determine if the evaluations demonstrate the sites are suitable for single-story commercial buildings and single-family residential development, or if additional evaluation is appropriate/necessary.

## ***Data Review***

We were provided the following geotechnical engineering reports prepared by UES:

1. Preliminary Geotechnical Exploration Services, Proposed Alachua Commercial Center, US Hwy 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2160889 dated December 18, 2025 (Report 1).
2. Preliminary Geotechnical Exploration Services, Tax Parcels 03042-005/003 – US 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2162758 dated March 6, 2026 (Report 2).

**GSE Engineering & Consulting, Inc.**
**5590 SW 64th Street, Suite B**
**Gainesville, Florida 32608**
**352-377-3233 Phone ◆ 352-377-0335 Fax**
**www.gseengineering.com**

The reports included soil borings and laboratory testing of soil samples considering typical commercial development. Report 1 included twenty-nine (29) Standard Penetration Test (SPT) soil borings advanced to depths ranging from 10 to 40 feet below existing land surface (bls) and accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, hydraulic conductivity (permeability) tests, and Limerock Bearing Ratio tests. Report 2 included twenty-five (25) SPT borings advanced to depths of 20 to 25 feet bls along with accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, organic content tests, hydraulic conductivity (permeability) tests, corrosion series tests, and Limerock Bearing Ratio tests. Test were also performed on topsoil type materials to evaluate their suitability for reuse and determine fertilizer recommendations.

Both geotechnical explorations encountered sandy soil overlying clayey sand, sandy clay, and clay to the explored depths. Laboratory testing on representative soils indicates that some of the clays have a high risk for expansive characteristics. Limestone was encountered in one soil boring at a depth of 39.5 feet bls. Groundwater was generally not encountered within the depths explored or not determined due to the mud rotary method of advancing the boreholes.

## ***Technical Analysis***

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

The geotechnical engineer qualifies both reports as "*preliminary*" and states "***Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available"***. Preliminary geotechnical explorations are generally intended to screen the site for suitability of the proposed development. Preliminary geotechnical explorations are not intended to be used for final design. The number of soil borings performed for the projects are not adequate for final design and additional soil borings should be performed.

The preliminary explorations did not include geophysical screening of the site for karst geological conditions. Sinkhole risk in Alachua County is mostly related to site elevation. Lower elevation sites in the Gulf Coastal Lowlands and Cody Scarp geological regions have a higher risk for sinkhole development than high elevation sites in the Northern Highlands geological region, and this is due to the separation between land surface and the limestone formation. Sinkholes most commonly develop in stormwater management facilities due to stormwater infiltration eroding soil into fractures and cavities in the limestone formation. Sinkhole risk is reduced in impervious areas, due to the absence of stormwater infiltration.

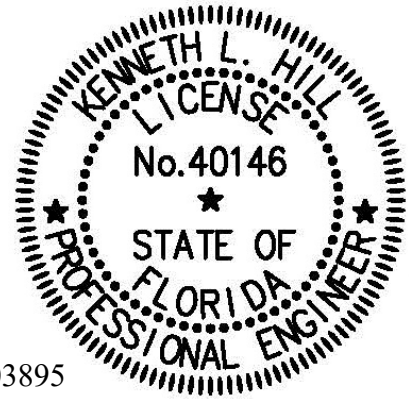
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies from about elevations 90 to 100 feet. If the basin is excavated 10 feet deep, the separation between the bottom of the basin and the limestone formation is expected to be on the order of 20 feet. We have observed multiple sinkholes develop in stormwater management facilities where the separation between the basin bottom and the limestone formation is on the order of 20 feet.

The City of Alachua has policies that allow for the requirement of geophysical screening in its sole discretion and has required this screening on some projects. GSE considers it prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design. The intent is to evaluate, determine, and consider the actual sinkhole potential risk in these areas. This information would then be considered and incorporated into the final design.

## ***Closure***

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,
**GSE Engineering & Consulting, Inc.**




This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Kevin P. Fisher, P.E.
Staff Engineer
Florida Registration No. 103895

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

*KPF/KLH:tlf*
*Q:\Projects\17335 Farmlands Commercial PD Rezoning\17335.docx*

Distribution: Addressee (1)
File (1)

**From:** Kimberly Snell
**To:** Planning Division; City Commissioners
**Subject:** The Farmlands commercial application
**Date:** Tuesday, June 2, 2026 11:56:30 AM

---

I am writing to express my strong support for The Farmlands commercial application and to respectfully encourage a **YES vote.** This project represents a thoughtful, well-planned opportunity to expand shopping and dining options for residents throughout the Alachua area.

The proposed development will not diminish the vitality of downtown businesses. Gainesville provides a clear comparison: despite significant commercial growth along Archer Road, its downtown continues to thrive. The Farmlands project is also far less intensive than what current zoning would allow.

Additionally, the planned interior road network will help reduce traffic pressure on 441 by providing alternative routes within the development. This is a far better solution than multiple separate entrances and unrelated projects along the corridor. The entire stretch of 441 in this area is already zoned for commercial use, and no existing residences border the additional Farmlands commercial property.

For these reasons, I believe this project offers meaningful benefits to the community while aligning with responsible growth and existing land-use plans.

Thank you for your time and consideration.

--



**Kim Snell** | *Fractional CMO*
O: (352) 605-6801 | C: (352) 258-0193 | leapcrestmarketing.com
13800 Tech City Cir Suite 318, Alachua, FL 32615 (Map)
Instagram | Facebook | LinkedIn



**From:** Givemeamiracle9
**To:** Planning Division
**Subject:** Farmlands.
**Date:** Sunday, April 26, 2026 9:50:21 PM

---

I would like to say that I am against the zoning change for the development of the Farmlands commercial property. The 441 corridor cannot handle this type of traffic as it is already over burdened with traffic we already have in this area. The commuting and daily traffic is a nightmare now! We do not need big box stores in the city of Alachua. Walmart is 15 minutes to the south along with anything else that is needed. Additional homes in this area will definitely cause more issues as well. The infrastructure of Alachua and neighboring High Springs 5Miles from the proposed location cannot absorb this trype of growth on our roads, in our schools or on our aquifers. Please seriously consider the unwanted and unneeded impact this zoning change and development will cause. Vote no!
Thank you
Janet Wooten
Sent from AOL on Android

**From:** Stella Burnham
**To:** Planning Division; City Commissioners
**Subject:** Farmlands May 4th
**Date:** Friday, April 24, 2026 6:16:07 PM

---

I firmly oppose the commercial use of the Farmland Commerical project in Alachua area. Frankly even the name of this project is disgraceful. My family has farmed in Alachua for four generations and the casual disregard for the farming community is repulsive to me.

The rapid development in this town poses a significant threat to our community's well-being. The traffic congestion on 441 is unbearable, and the small town is being gradually displaced from its long-time residents. We have chosen to live here because we desire a peaceful and less crowded environment.

Over the past five years, the Alachua Commission has made decisions that have negatively impacted the town's sustainability. The unsustainable development of farmland has resulted in the destruction of the Mill Creek sink, which is a vital natural resource for our community. It is imperative that the commission consider the long-term consequences of its actions and prioritize the preservation of our environment. These changes are not sustainable with the current resources.

We did not want the hundreds of additional homes that were recently approved. Now Alachua County school board wants to close two of the local schools, which will create the perfect storm for traffic in Alachua each morning. None of these plans are sustainable. Do you commissioners live here and experience this traffic? How can you not be concerned?

As a lifelong resident of Alachua, I am deeply concerned about the direction in which our city is heading. I believe that development should be approached with extreme caution and that any rezoning should be transparent and accountable. The current state of affairs in Alachua is characterized by unethical business practices and a lack of oversight. It is crucial that we take immediate action to address these issues and ensure the future of our beloved city.

Extremely Concerned Citizen ,

Stella Burnham

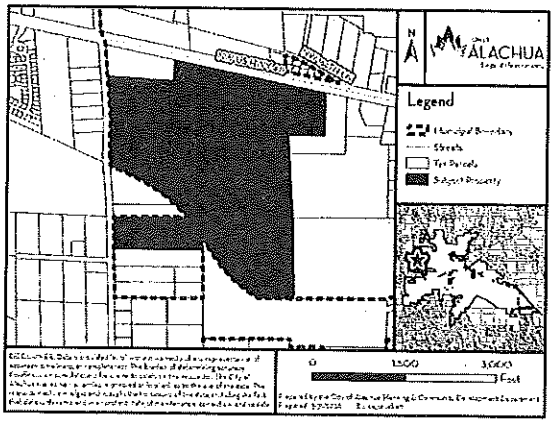
# ALACHUA

# 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 June 8, 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 26-10**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT–RESIDENTIAL("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; 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 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. 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 - May 28, 2026)

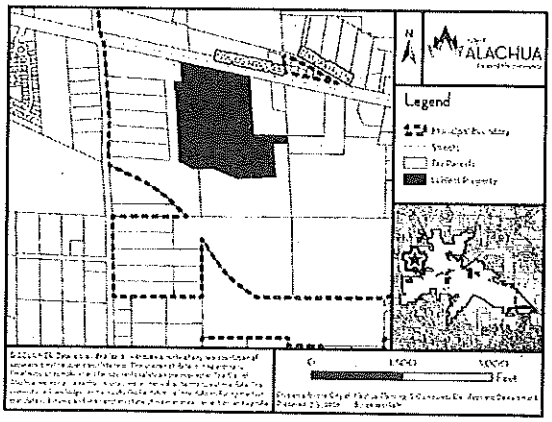

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**Ordinance 26-09**

**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 ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**





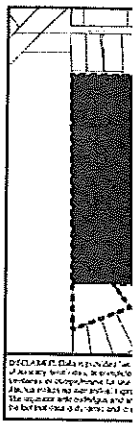
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(Published: Alachua County Today - May 28, 2026)


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City of ALACHUA
the good life community

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RODOLFO VALLADARES
CITY MANAGER

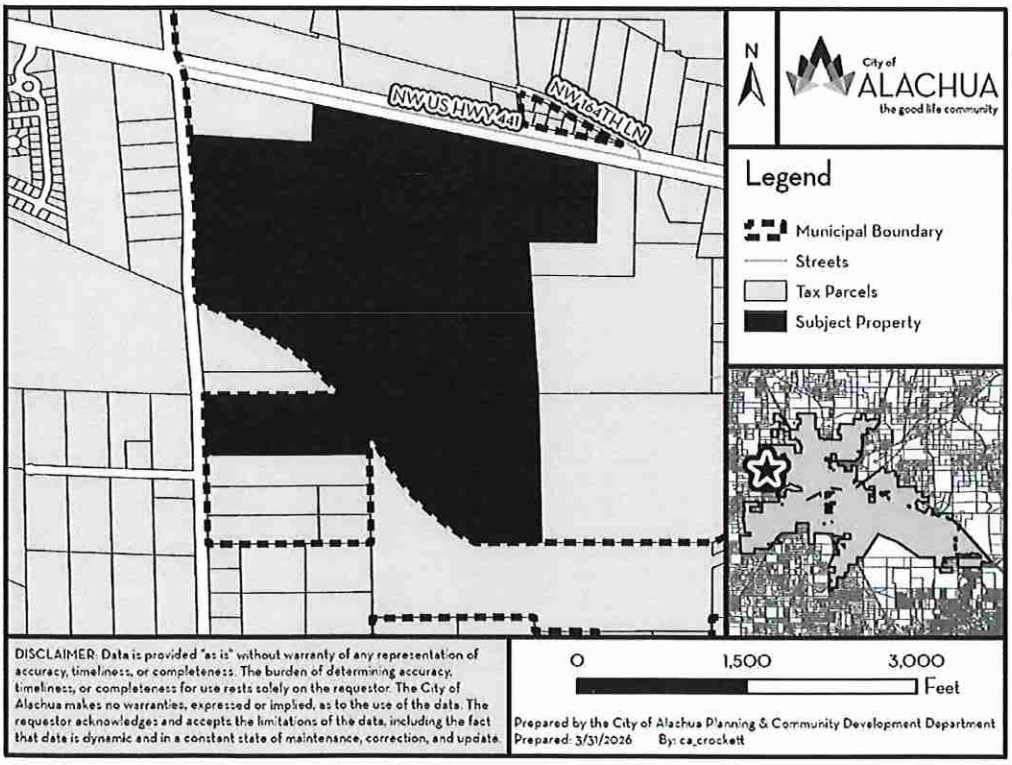
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

MAILED
MAY 2 1 2026

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03875-001-002
JOHNS JONATHAN M &
CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

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03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

MAILED
MAY 21 2026

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

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Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

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# AFFIDAVIT FOR POSTED LAND USE SIGN

I, Erica Samples, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 5/21/26 FOR THE Farmlands Commercial Rezoning
(Date) (Project name & type of action)

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

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Eight
(Number of signs)

# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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

**PROJECT NAME:** Farmlands Commercial **APPLICATION NO.:** PR26-0002

**APPLICATION TYPE:** Rezoning **CURRENT ZONING:** CC, CI, PD-R

**NATURE/SCOPE OF PROPOSAL:** To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

**DATE OF PUBLIC HEARING(S):**

June 8, 2026 **AT** 6:00 **PM**

June 22, 2026 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

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

**FOR MORE INFORMATION CONTACT:**
**CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

**386-418-6121**

**planning@cityofalachua.com**

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

# Posted Notice Location Map
# PR26-0002 | Farmlands Commercial

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

**SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION**

N

0 250 500 1,000 Feet

Legend

Sign Locations




Prepared by the City of Alachua Planning & Community Development Department

Prepared: 3/31/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

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

FOR MORE INFORMATION CONTACT:
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# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSCA26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

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

FOR MORE INFORMATION CONTACT:
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# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
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# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the Subject property from Low Density Residential, Moderate Density Residential, and Community Commercial, to Moderate Density Residential, Community Commercial, and Commercial

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

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

FOR MORE INFORMATION CONTACT:
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386-418-6121

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# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the Subject property from Commonity Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

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

FOR MORE INFORMATION CONTACT:
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386-418-6121

planning@cityofalachua.com

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# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PB26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: to amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S):

June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

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

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the Subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

_____ AT _____ PM

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

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# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the Subject Property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

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

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

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AT PM

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# CITY OF ALACHUA

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FOR MORE INFORMATION CONTACT:
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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:** June 8, 2026
**SUBJECT:** Purchase of Altec AA55 Bucket Truck
**PREPARED BY:** Donna Smith
**RECOMMENDED ACTION:**
Authorize the City Manager to issue a Purchase Order to Altec Industries, Inc. in the amount of $338,972.00 and execute any necessary documents needed to proceed with the purchase of one (1) 2026 Altec AA55 Bucket Truck.

## Summary

On September 22, 2025, the City Commission adopted the FY 2025-2026 Budget appropriating $315,000.00 in the Electric Division budget to provide for the purchase of one (1) new bucket truck.

In April 2026, Altec Industries, Inc. under Sourcewell Contract # 110421-ALT (Digger Derricks, Bucket Trucks & Utility Equipment) quoted one (1) 2026 Altec AA55 Bucket Truck for $338,972.00. The 2026 Altec AA55 truck is now in production.

Altec AA55 Unit/Body $274,410.00
Outfitting Truck - 62,666.00
Delivery - $1,896.00
Total Purchase Price: $338,972.00

Staff recommends moving forward with Altec Industries, Inc. for the purchase of one (1) 2026 Altec AA55 Bucket Truck.

## FINANCIAL IMPACT

$338,972.00

## ADDITIONAL FINANCIAL INFORMATION

## COMMISSION GOALS

Quality of LIfe
Community Enhancement

Funding Source - Electric Fund

## ATTACHMENTS

1. Altec Industries Inc Quote # 1106768

Altec Industries, Inc.

Quote Number: 1106768
Opportunity Number: 1669079
Sourcewell Contract #: 110421-ALT
Date: 4/28/2026

**Quoted for:** City of Alachua
**Altec Account Manager:** Paul Hinson

| REFERENCE ALTEC MODEL | | Sourcewell Price |
|---|---|---|
| AA55 | Non-Overcenter Aerial Device with Material Handling (Insulated) | $274,410 |

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

| | | | |
|---|---|---|---|
| 1 | AA55-ESR | Extended Side Reach (With X-Frame Primary Outriggers ILO A-Frame) | $7,571 |
| 2 | | | |
| 3 | | | |
| 4 | | | |

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

| | | | |
|---|---|---|---|
| 1 | BOSU | Boom Out of Stow Inficator for Upper Boom | $385 |
| 2 | CP | Custom Paint (excludes red/yellow) | $366 |
| 3 | MHW18 | HYDRAULIC FRONT WINCH. 1-speed. 20,000 lb. (Bare Drum) Capacity, Bumper Package. Planetary Drive Winch with Extended Shaft to Curbside. | $14,077 |
| 4 | OC | Hydraulic Oil Cooler, Single Fan | $1,667 |
| 5 | BK | WATER CASK (Includes Bracket) | $428 |
| 6 | PTO-HM | PTO Hour Meter Digital with 10,000 Hour Display | $182 |
| 7 | GATOR | Heavy Duty Cargo Coating, Gator Hyde | $2,938 |
| 8 | SPOT4 | SIX (6) POINT STROBE SYSTEM (LED) | $1,220 |
| 9 | SPOT5 | Spotlight, LED, Mounted to Truck, Can Be Directed Wherever Required. - Qty of 2 | $1,227 |
| 10 | SPOT6 | Remote Spot Light, LED, Permanent Mount, With Wireless Dash Mounted Controls And Programmable Wireless Remote - Qty of 3 | $3,197 |
| 11 | PSWI1 | Inverter with minimum 2000W 120V @ 16A pure sine wave output, hardwired to outlets and 12VDC input | $2,972 |
| 12 | VRI | 120 Volt GFCI Receptacle, Includes Weather-Resistant Enclosure | $365 |
| 13 | | | |
| 14 | | | |
| 15 | | | |
| | | **SOURCEWELL OPTIONS TOTAL:** | $311,005 |

(B.) **OPEN MARKET ITEMS** *(Customer Requested)*

| | | | |
|---|---|---|---|
| 1 | UNIT | Boom Grab Handles, synthetic rope with hook | $866 |
| 2 | UNIT & HYDRAULIC ACC | McKissick Snatch Block and Catch | $1,669 |
| 3 | BODY | Strip lighting | $7,419 |
| 4 | BODY & CHASSIS ACC | Tow Hitch, Half Cab Guard, grab handles, wire reel, emergency kit, vise and bracket, tailshelf bot and pipe storage, wire covers, air tank drain pulls, hand wash dispenser | $14,081 |
| 5 | ELECTRICAL | Work lights, remote spot lights, back up camera, charging boxes, signal stat light | $10,849 |
| 6 | FINISHING | Fuel and oil tag, reflective tape | $1,083 |
| 7 | CHASSIS | 2026 chassis, Tireboss System, air ride seats, locking differential | $2,026 |
| 8 | OTHER | MY 2026 Price Adjustment | -$11,922 |
| | | **OPEN MARKET OPTIONS TOTAL:** | $26,071 |

| | |
|---|---|
| **SUB-TOTAL FOR UNIT/BODY/CHASSIS:** | **$337,076.00** |
| **Delivery to Customer:** | **$1,896.00** |
| **Estimated Taxes (Delivery non-taxable):** | |
| **FET:** | **Exempt** |
| **CA Doc/Admin/Tire Fees:** | |
| **Extended Warranty:** | |

**TOTAL FOR UNIT/BODY/CHASSIS: $338,972.00**

(C.) **ADDITIONAL ITEMS** (items are not included in total above)

| | | | |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |

**Pricing valid for 45 days**

**NOTES**

**PRICING:** Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are considered budgetary due to potential cost inflation, market volatility, and tariff implications. These prices will be reviewed based on market conditions and confirmed closer to the production date. Quotes and orders with chassis model years beyond the current open order bank are estimates only. Altec's turn-key pricing is subject to change based on chassis pricing received from the OEM. Chassis model year, specifications, and price will be reviewed and confirmed when specific model year information becomes available from the OEM, and any chassis price difference, including adjustments for tariffs, will be passed through to the customer.
**PAINT COLOR:** White to match chassis, unless otherwise specified
**WARRANTY:** Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90)
**TO ORDER:** To order, please contact the Altec Account Manager listed above.
**CHASSIS:** Per Altec Commercial Standard
**DELIVERY:** TBD Based on availability, FOB Customer Location
**TERMS:** Net 30 days
**BEST VALUE:** Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.
**TRADE-IN:** Please ask your Altec Account Manager for more information

Commission Agenda
**Item**

**MEETING DATE:** June 8, 2026

**SUBJECT:** Approval of the City of Alachua Strategic Planning Retreat FY 2026-2027, May 12, 2026, Minutes

**PREPARED BY:** Janet Knapp, Assistant Deputy City Clerk

**RECOMMENDED ACTION:**
Approve the City of Alachua Strategic Planning Retreat FY 2026-2027, May 12, 2026-2027, Minutes

## Summary

Approval of the City of Alachua Strategic Planning Retreat FY 2026-2027, May 12, 2026-2027, Minutes

## FINANCIAL IMPACT

## ADDITIONAL FINANCIAL INFORMATION

## COMMISSION GOALS

## ATTACHMENTS

1. Strategic Planning Retreat 26.05.12.M

# City of Alachua
# Strategic Planning Retreat FY 2026-2027
# Minutes May 12, 2026

City Attendees: Mayor Walter Welch, Vice Mayor Jennifer Ringersen, Commissioner Shirley Green Brown, Commissioner Jacob Fletcher, Commissioner Jackson Youmas, City Manager Rodolfo Valladares, City Attorney Kiersten Ballou, Rob Bonetti, Cap Wilson, Tara Malone, Lynn Hayes, Bryan Thomas, Jeanene Carrillo, Janet Knapp, LeAnne Williams, David Wisener, Damon Messena, Daniel Chalker, Kenyata Curtis, Jack Hansen, Brent Lanier, Jesse Sandusky, Gardhy Saint Vil, Ashley Spencer, Tom Ridgik.

Public Attendees: Mike New, Jim Kuhn, John Havlik, Michelle Lee, Gib Coerper, Stacy Williams, Soorya Lindberg, Shasta Schoellhorn, D. Wellbe.

City Manager Rodolfo Valladares opened the meeting at 8:30 a.m.

Facilitator Jim Lilkendey reviewed the agenda and the City's Vision Statement with the Commissioners

The Commissioners provided perceived Strengths, Weaknesses, Opportunities, and Threats regarding the City.

Strengths: Alachua Police Department; Recreation and Culture Department; being future-oriented; City Staff and leadership; community volunteers; community pride; engaged public; communication between City and Citizens; health and safety.

Weaknesses: staff retention; bonds between City/SBAC/stakeholders; multi-modal transportation.

Opportunities: K-12 education system & VPK; closure of Alachua Elementary; grants; strong developer interest in the community; tech/AI.

Threats: decrease in ad valorem tax revenue; unmanaged growth; tech/AI; unfunded mandates; closure of Alachua Elementary.

Facilitator Lilkendey reviewed the Vision Goals.

2025-2026 Strategic Plan Initiatives Overview:

Bryan Thomas, Planning and Community Development Director, Strategic Initiative 1.1 – filed.

Tom Ridgik, Engineering Supervisor, Strategic Initiative 1.2 – filed.

David Wisener, Economic Development Manager, Strategic Initiative 1.3 – filed.

Rodolfo Valladares, City Manager, Strategic Initiative 1.4 – filed.

Rodolfo Valladares, City Manager, Strategic Initiative 1.5 – filed.

Kenyata Curtis, Public Information Officer, Strategic Initiative 2.1 – filed.

Rob Bonetti, Finance and Administrative Services Director, Strategic Initiative 2.2 – filed.

Damon Messina, Recreation and Culture Director, Strategic Initiative 2.3 – filed.

David Wisener, Economic Development Manager, Strategic Initiative 2.4 – filed.

Bryan Thomas, Planning and Community Development Director, Strategic Initiative 3.1 – filed.

Cap Wilson, Compliance and Risk Management, Strategic Initiative 4.1 – filed.

Public Comment:

Soorya Lindberg

John Havlik

Michelle Lee

John Brown

Changes to the 2026-2027 Strategic Plan:

Initiative 1.2 – sunset

Initiative 2.1 – sunset

Initiative 2.2 - sunset

Initiative 4.1 – sunset

City Manager Rodolfo Valladares adjourned the meeting: 2:41 p.m.

Attest:

City Commission of the
City of Alachua, Florida:

_____
Rodolfo Valladares,
City Manager/Clerk

_____
Walter Welch,
Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** June 8, 2026
**SUBJECT:** Approval of City Commission Meeting May 04, 2026, Minutes
**PREPARED BY:** Janet Knapp, Assistant Deputy City Clerk
**RECOMMENDED ACTION:**
Approve the of City Commission Meeting May 04, 2026 Minutes

## Summary

Approval of City Commission Meeting May 04, 2026 Minutes

## FINANCIAL IMPACT

## ADDITIONAL FINANCIAL INFORMATION

## ATTACHMENTS

1. 26.05.04.M

Regular City Commission Meeting Minutes
May 4, 2026 at 6:00 PM

**Mayor Walter Welch**
**Vice Mayor Jennifer Ringersen**
Commissioner Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jackson Youmas

**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: Sherri McCormick, Malcolm Elliot, Dana Noyes, Chad Williams, Lilia Williams, Stacy Williams, Nannette Dell, James Curington, Bill Smith, Julie Smith, Brett Wable, Karen Wable, Dianne Crunkilton, David Soderholm, Britni Fultz, Tamara Robbins, Soorya Lindberg, Tanya Floyd, Rudy Rothseiden, Phyllis Strickland, Leslie Richardson, Latosha Brown, Nakula Hertz, John Havlik, Debra Havlik, Hans Havlik, Mohini Chacon, Mohim Krueger.
STAFF ATTENDING: Robert Bonetti, Carson Crockett, Kenyata Curtis, Nathanial Ford, Lisa Freeman, Jack Hansen, Lynn Hayes, Carlos Hunt, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Carl Newsome, 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 Marco Caballero, Forest Grove Baptist Church

## PLEDGE TO THE FLAG

Walter Welch, Mayor

## APPROVAL OF THE AGENDA

Commissioner Jacob Fletcher requested that the minutes be removed to correct a scrivener's error.

**Commissioner Shirley Green Brown moved to approve the agenda as amended; seconded by Commissioner Jacob Fletcher.**

**Passed by unanimous consent**.

## APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

**Commissioner Jackson Youmas moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Brown.**

**Passed by unanimous consent**.

## I. SPECIAL PRESENTATIONS

**A)** ALACHUA ELEMENTARY ART CERTIFICATE PRESENTATION

Janet Knapp, Assistant Deputy City Clerk, Alachua Elementary Art Certificate Presentation - filed

Hannah Evans, Art Teacher, and Walter Welch, Mayor, presented the certificates to the students.

**B)** HOME INSTRUCTION FOR PARENTS OF PRESCHOOL YOUNGSTERS (HIPPY) PROGRAM

David Wisener, Economic Development Manager, Home Instruction for Parents of Preschool Youngsters (HIPPY) Program – filed.

Stacy Williams, Program Coordinator of HIPPY, Home Instruction for Parents of Preschool Youngsters (HIPPY) Program presentation – filed.

**C)** 2026 FSAWWA REGION XI BEST TASTING DRINKING WATER AWARD

Kenyata Curtis, Public Information Officer, and Nathanial Ford, Wastewater Treatment Plant Operator 2026 FSAWWA Region XI Best Tasting Drinking Water Award presentation – filed.

**D)** 2026 ECONOMIC DEVELOPMENT WEEK PROCLAMATION

David Wisener, Economic Development Manager, 2026 Economic Development Week Proclamation – filed.

**E)** STOP THE BLEED DAY 2026

Tara Malone, Human Resources Director, Stop the Bleed Day 2026 proclamation – filed.

**F)** MENTAL HEALTH AWARENESS MONTH 2026

Tara Malone, Human Resources Director, Mental Health Awareness Month 2026 proclamation – filed.

**G)** PEACE OFFICERS MEMORIAL DAY 2026

Tara Malone, Human Resources Director, and Jesse Sandusky, Chief of Police, Peace Officers Memorial Day 2026 presentation – 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)

Karen Wable
Angela Powers
Rudy Rothseiden
Soorya Lindberg
Diane Crunkilton
Sandra Ellsy
Umish Sherma
Sherri McCormick
Tamara Robbins
Param
Debra Havlik
Nikula Hertz

## III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

## IV. PUBLIC HEARINGS AND ORDINANCES

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

**A)** ORDINANCE 26-09 | 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 ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE HEARING, FIRST READING).

Carson Crockett, Principal Planner, Ordinance 26-09 staff report – filed.

**Commissioner Fletcher moved that this Commission defer the hearing and first reading of Ordinance 26-09 to a date certain of June 8, 2026; seconded by Commissioner Brown.**

Citizens Commented:
Gary Pappas
Misha Shipata
Soorya Lindberg
Tamara Robbins
Unnamed Citizen

Jacob Fletcher - No
Jackson Youmas - No
Shirley Green Brown - Yes
Jennifer Ringersen - No
Walter Welch - Yes

**Failed 2-3 by roll call.**

Commissioner Fletcher requested that his comments be added to the record.

Commissioner Fletcher stated that unanswered questions kept the Commission from making an informed decision and that this action could set a precedent for the future; therefore, he voted no.

**Commissioner Fletcher moved that this Commission defer the hearing and first reading of Ordinance 26-09 to a date certain of June 8, 2026, to direct the City Manager to inquire as to the factual basis for why the public notice requirement was not met, and to present those findings to the City Commission on June 8, 2026; seconded by Commissioner Youmas.**

Citizens Commented:
Tamara Robbins
Unnamed Citizen
Soorya Lingberg
Rudy Rothseiden
Umesh Shedma
John Havlik

**Passed 5-0 by roll call.**

**B)** ORDINANCE 26-10 | AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (QUASI-JUDICIAL HEARING, FIRST READING).

Carson Crockett, Principal Planner, Ordinance 26-10 staff report – filed.

**Commissioner Fletcher moved that this Commission defer the hearing and first reading of Ordinance 26-10 to a date certain of June 8, 2026, to direct the City Manager to inquire as to the factual basis for why the public notice requirement was not met, and to present those findings to the City Commission on June 8, 2026; seconded by Commissioner Youmas.**

Citizens Commented:
Tamara Robbins

**Passed 5-0 by roll call.**

## V. AGENDA ITEMS

**A)** FY2025/2026 CITY OF ALACHUA/ALACHUA POLICE DEPARTMENT-

NORTH CENTRAL FLORIDA POLICE BENEVOLENT ASSOCIATION COLLECTIVE BARGAINING AGREEMENT.

Tara Malone, Human Resources Director, FY2025/2026 City of Alachua/Alachua Police Department-North Central Florida Police Benevolent Association Collective Bargaining Agreement staff report – filed.

**Commissioner Fletcher moved to ratify the FY 2025/2026 City of Alachua/Alachua Police Department-North Central Florida Police Benevolent Association Collective Bargaining Agreement, and authorize and direct the Mayor, City Manager and City Attorney to execute the agreement; seconded by Vice Mayor Jennifer Ringersen.**

Citizens Commented:
Rudy Rothseiden

**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.)

Rudy Rothseiden

**VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY**

**VIII. COMMISSION COMMENTS/DISCUSSION**

**ADJOURN**

**Commissioner Fletcher moved to adjourn; seconded by Vice Mayor Ringersen.**

**Passed by unanimous consent**.

The meeting adjourned at 9:12 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 APRIL 20, 2026, JOINT CITY COMMISSION/BOARD OF CANVASSERS MEETING MINUTES

**B)** APPROVAL OF THE APRIL 20, 2026, CITY COMMISSION MEETING MINUTES

**ATTEST:**

**Rodolfo Valladares**, City Manager/Clerk

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

Walter Welch, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** June 8, 2026
**SUBJECT:** Approval of the City Commission Meeting April 20, 2026, Minutes
**PREPARED BY:** Janet Knapp, Assistant Deputy City Clerk
**RECOMMENDED ACTION:**
Approve the City Commission Meeting April 20, 2026, Minutes

## Summary

Approval of the City Commission Meeting April 20, 2026, Minutes

## FINANCIAL IMPACT

## ADDITIONAL FINANCIAL INFORMATION

## ATTACHMENTS

1. 26.04.20.M

Regular City Commission Meeting Minutes
April 20, 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: Madalene Rhyand, Jack Zuidema, Charles Jackson, Sioban Hanes, Lee Hanes, Virginia Green, Tom Hubbard, Teretha Carter, Phyllis Stickland, Soorya Lindberg, Shelley Vickers, Kelly Harris, Angela Basham, James Curington, John Havlik, Gloria Gould, Owen Kitchens, Vickie Bashor, Kat Newell, Robin Youmas, Linda Dixon, Jenn Garrett, Fred Hicton, Donna Goritz, Virginia Johns.
STAFF ATTENDING: Wesley Barrett, Jeanene Carrillo, Michael Carrillo, Kenyata Curtis, Lynn Hayes, Lisa Freeman, Jack Hansen, Janet Knapp, Brent Lanier, Tony Love, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Parker Stevens, 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

Naron Jenkins, Pastor, Mt. Olive Missionary Baptist Church

## PLEDGE TO THE FLAG

Walter Welch, Mayor

## APPROVAL OF THE AGENDA

**Commissioner Jennifer Ringersen moved to approve the agenda; seconded by Commissioner Dayna Williams.**

Citizens Commented:
Tamara Robbins

**Passed by unanimous consent**.

## APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

## I. SPECIAL PRESENTATIONS

**A)** PRESENTATION OF THE 2026 CITY COMMISSION ELECTION CERTIFICATION

LeAnne Williams, Deputy City Clerk, Presentation of the 2026 City Commission Election Certification – filed.

**B)** ADMINISTRATION OF THE OATH OF OFFICE FOR CITY COMMISSION SEAT 3

Rodolfo Valladares, City Manager, Administration of the Oath of Office for City Commission Seat 3 – submitted.

**C)** ELECTION OF THE VICE MAYOR

Rodolfo Valladares, City Manager, Election of the Vice Mayor – submitted.

Vice Mayor Shirley Green Brown nominated Jennifer Ringersen.
Commissioner Jackson Youmas nominated Jacob Fletcher.

City Manager Valladares took a vote on the nomination of Jennifer Ringersen.

Jacob Fletcher — No

Jennifer Ringersen — Yes
Jackson Youmas — No
Shirley Green Brown — Yes
Walter Welch — Yes

Commissioner Ringersen was elected to be Vice Mayor.

**D)** CHILDREN'S HOME SOCIETY OF FLORIDA - SOCIAL SERVICES NAVIGATOR PROGRAM

Tiffany Martin, Executive Director, presented Children's Home Society of Florida — Services Navigator Program – filed.

**E)** FISCAL ANALYSIS REPORT FOR FY 2025-2026 THROUGH MARCH 31, 2026

Tyler Williams, Accounting Manager, Fiscal Analysis Report FY 2025-2026 through March 31, 2026 – filed.

**Commissioner Fletcher moved that, in order to allow the public the opportunity to be heard by this commission on how the taxpayer dollars are spent, the commission accept the Fiscal Analysis Report FY 2025-2026 through March 31, 2026; seconded by Commissioner Youmas.**

Citizens Commented:
Tamara Robbins
Madalen Rhyand

**Passed 5-0, by roll call.**

## II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

Jim Curington
Charley Jackson
Soorya Lindberg
Robin Youmas
Rudy Rothseiden
Mandy Bucci
Tamara Robbins

## III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

## IV. PUBLIC HEARINGS AND ORDINANCES

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

**V. AGENDA ITEMS**

**VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA**
(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

**VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY**

**VIII. COMMISSION COMMENTS/DISCUSSION**

**ADJOURN**

**Vice Mayor Ringersen moved to adjourn; seconded by Commissioner Fletcher.**

**Passed by unanimous consent**.

The meeting adjourned at 7:42 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 APRIL 6, 2026, CITY COMMISSION MEETING MINUTES

**ATTEST:**

_____
**Rodolfo Valladares**, City Manager/Clerk

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

_____
Walter Welch, Mayor

# Commission Agenda Item

**MEETING DATE:** June 8, 2026

**SUBJECT:** RFB 2026-03 - US 441 Right Turn Lane to South on Northwest 104th Terrace - Award

**PREPARED BY:** Donna Smith

**RECOMMENDED ACTION:**

1) Accept the bid received from John C. Hipp Construction Equipment Company for RFB 2026-03.

2) Authorize the City Manager to enter into a contract with John C. Hipp Construction Equipment Company and issue a Purchase Order in the amount of $293,714.40.

## Summary

On April 20, 2026, the City solicited formal bids from qualified vendors to furnish all necessary labor, materials, services, expenses, equipment, direct and indirect costs, and lump sum prices to complete the US 441 Right Turn Lane to South on Northwest 104th Terrace project.

A Mandatory Pre-Bid Meeting was held on April 27, 2026 with two (2) Contractors in attendance.

Bids were due May 20, 2026, 3:00 P.M.

The City received one (1) bid in response to RFB 2026-03.

Bid #1 - John C. Hipp Construction Equipment Company with a lump sum bid of $293,714.40.

Staff is recommending moving forward with awarding the bid to John C. Hipp Construction Equipment Company as the only responsive and responsible bidder.

## FINANCIAL IMPACT

$293,714.40

## ADDITIONAL FINANCIAL INFORMATION

## ATTACHMENTS

1. Bid #1 - John C. Hipp Construction Equip Co Bid Form & SOV
2. Contract with Exhibits

**BID #1**

**EXHIBIT D**

**BID FORM AND SCHEDULE OF VALUES**

City of Alachua – FY 2026

NW 104th Terrace Right Turn Lane

Note: The description of work listed on the Schedule of Values may not be applicable to the project. If this is the case, please mark "N/A" in the total column for that item. Blank lines have been provided to include any items that are shown on the plans but are not listed on the Schedule of Values.

**Bid Form - Schedule of Values**

| Base Bid or Add. Alt. | No. | Description | QUANTITY ~~Spec. Reference~~ | Unit | UNIT Cost | TOTAL COST |
|---|---|---|---|---|---|---|
| Base Bid | 01 | AS-BUILT SURVEY | 1 | LS | $3,675.00 | $3,675.00 |
| Base Bid | 02 | SILT FENCE | 600 | LF | 4.80 | $2,880.00 |
| Base Bid | 03 | CLEARING AND GRUBBING | .25 | AC | $27,063.36 | $6,765.84 |
| Base Bid | 04 | ROADSIDE FILL | 207 | CY | $9.84 | $2,036.88 |
| Base Bid | 05 | SWALE CUT | 615 | CY | $15.27 | $9,391.05 |
| Base Bid | 06 | SEED SWALE BOTTOM | N/A | SY | N/A | N/A |
| Base Bid | 07 | SOD SWALE SLOPES AND SHOULDER + BOTTOM | 1583 | SY | $18.45 | $29,206.35 |
| Base Bid | 08 | REMOVAL OF EXISITING STRUCTURES | 1 | ~~SF~~ LS | $5,928.00 | $5,928.00 |
| Base Bid | 09 | RELOCATION OF EXISITING SIGNAGE | 1 | EA | $300.00 | $300.00 |
| Base Bid | 10 | MILL EXISITING PAVEMENT 1 ½" AVE DEPT | 466 | SY | $21.90 | $10,205.40 |
| Base Bid | 11 | 1 ½" LIFTS OF SP-9.5 ASPHALT | 200 | TN | $521.68 | $104,336.00 |

JOHN C. HIPP CONSTRUCTION
EQUIPMENT COMPANY
P.O. BOX 1000
ALACHUA, FL 32616

| | | | QUANTITY | | UNIT COST | TOTAL COST |
|---|---|---|---|---|---|---|
| Base Bid | 12 | ~~8"~~ 10" LIMEROCK | 722 | SY | $36.15 | $26,100.30 |
| Base Bid | 13 | TYPE B STABILIZATION | 722 | SY | $25.13 | $18,143.86 |
| Base Bid | 14 | 4" CONCRETE APRON | 6 | SY | $570.00 | $3,420.00 |
| Base Bid | 15 | 24" RCP | 96 | LF | $103.63 | $9,948.48 |
| Base Bid | 16 | 24" RCP MES | 1 | EA | $2,648.48 | $2,648.48 |
| Base Bid | 17 | TYPE E INLET | 1 | EA | $4,872.00 | $4,872.00 |
| Base Bid | 18 | THERMOPLASTIC WHITE SOLID 6" | 717 | LF | $1.89 | $1,355.13 |
| Base Bid | 19 | THERMOPLASTIC WHITE SOLID STRIPE 24" | 18 | LF | $12.60 | $226.80 |
| Base Bid | 20 | THERMOPLASTIC WHITE SKIP STRIPE 6" | .0625 | GM | $9,979.20 | $623.70 |
| Base Bid | 21 | THERMOPLASTIC YELLOW SOLID 6" | .0144 | GM | $9,979.20 | $143.70 |
| Base Bid | 22 | THERMOPLASTIC WHITE TURN ARROW | 2 | EA | $420.00 | $840.00 |
| Base Bid | 23 | THERMOPLASTIC WHITE BUCYCLE SYMBOLS | 2 | EA | $450.00 | $900.00 |
| Base Bid | 24 | R6-1L "ONE-WAY" SIGN | 2 | EA | $450.00 | $900.00 |
| Base Bid | 25 | R1-1 "STOP" SIGN | 1 | EA | $450.00 | $450.00 |
| Base Bid | 26 | R6-3 "DIVIDED HIGHWAY" SIGN | 1 | EA | $450.00 | $450.00 |
| | 27 | MOBILIZATION | 1 | LS | $21,629.25 | $21,629.25 |
| | 28 | MAINTENANCE OF TRAFFIC | 1 | LS | $22,475.68 | $22,475.68 |
| | 29 | EROSION CONTROL | 1 | LS | $3,862.50 | $3862.50 |
| **TOTAL** | | | | | | |
| | | TOTAL BASE BID COST *(line items 1 through 26)* | | | | $293,714.40 |

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JOHN C. HIPP CONSTRUCTION
EQUIPMENT COMPANY
P.O. BOX 1000
ALACHUA, FL 32616

**AGREEMENT BETWEEN OWNER AND CONTRACTOR**
**FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)**

**CONTRACT**

THIS AGREEMENT is by and between City of Alachua, a municipality in Alachua County, Florida (Owner) and John C. Hipp Construction Equipment Company, (Contractor). Owner and Contractor hereby agree as follows:

## ARTICLE 1 – THE PROJECT SUMMARY

1.01. The Project for Work under the Contract Documents is described as follows:

A. The name of the Project is U.S. 441 Right Turn Lane to South on Northwest 104th Terrace.

B. The Project is totally funded by Owner.

C. All work will be confined to and shall occur within the Florida Department of Transportation (FDOT) right-of-way.

## ARTICLE 2 – SCOPE OF WORK AND SPECIFICATIONS

2.01. All work shall be performed in accordance with the Scope of Work and Specifications attached as Exhibit A to this Contract, included and incorporated in RFB 2026-03 and further in compliance with the balance of Contract Terms and Conditions.

## ARTICLE 3 – PROJECT SUPERVISION

3.01 The Project has been designed by EDA Consultants, Inc. Owner's Project Manager, Linnelle Stewart (li_stewart@cityofalachua.org), has been designated to assume all duties and responsibilities and have the rights and responsibilities assigned to Owner in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

3.02 Contractor Project Supervisor

Name: Caleb Johns, President

Email: estimating@jchipp.com; office@jchipp.com

Contact Number: (386) 462-2047

## ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

A. All time limits for Milestones set forth in 4.02 are of the essence.

4.02 *Contract Times*

A. Within ten (10) days after issuance of the Contract award, the parties will meet for Contractor to submit to Owner for review and acceptance executed Performance (Exhibit I) and Payment (Exhibit J) Bonds and Certificates of Insurance, unless otherwise previously delivered. Owner, upon receipt of the Performance and Payment Bonds and Certificates of Insurance, will issue to Contractor the Notice to Proceed containing the Contract Times for Substantial Completion and Final Completion (Exhibit F) and Owner Purchase Order.

4.03 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.02 (and including any subpart thereof), plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delay, expense and difficulty involved in proving in a legal proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner $1,000.00 for each day that expires after the times specified in Paragraph 4.02 (and including any subpart thereof) until the Work is completed. Contractor neglect, refuse, or fail to complete all Work within any Contract Time or any proper extension thereof granted by Owner, shall require Contractor to pay Owner $1,000.00 for each day that expires after the time specified in Paragraph 4.02 (and any subpart thereof).

**ARTICLE 5 – CONTRACT PRICE**

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraph 5.01 A below:

A. The Bid establishing the agreed Lump Sum Contract Price **$293,714.40** is set forth on the Bid Form and Schedule of Values submitted by Contractor that is attached hereto and incorporated in this Contract as Exhibit D.

**ARTICLE 6 – PAYMENT PROCEDURES**

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit, Applications for Payment on "Contractor's Application for Payment" (Exhibit K) in accordance with Article 14 of the General Conditions. Payment Applications will be processed by Engineer and Owner as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment for the prior month on or about the last day of each succeeding month during performance of the Work as provided in Paragraph 6.02.A.1 below. All such payments will be measured by the schedule of values established as provided in Paragraph 2.07.A of the General Conditions (in the case of any Unit Price Work based on the number of units completed) and Exhibit C.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with Paragraph 14.02 of the General Conditions, 95 percent of Work completed (with the balance being retainage), and

2. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts as Owner shall determine in accordance with Paragraph 14.02.B.5 of the General Conditions and less 200 percent of Owner's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.07 of the General Conditions, Owner shall pay the remainder of the Contract Price ( as recommended by Engineer) as provided in said Paragraph 14.07.

## ARTICLE 7 – INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest in accordance with and as provided in F.S. 218.735, Local Government Prompt Payment Act.

## ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents including all Exhibits.

B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, and performance of the Work.

C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Contractor has considered the information known to Contractor; information commonly known to contractors doing business in the locality of the site; information and observations obtained from visits to the s ite; the Contract Documents; and the site- related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Contractor's safety precautions and programs.

E. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

F. Based on the information and observations referred to in Paragraph 8.01 A, B, C, D, and E above, Contractor does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

G. Contractor has given Owner written notice of all conflicts, errors, ambiguities, or discrepancies, if any, that Contractor has discovered in the Contract Documents, and any written resolution thereof by Owner is acceptable to Contractor.

H. The Contract Documents are sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

## ARTICLE 9 - CONTRACT DOCUMENTS

9.01 *This Agreement plus Exhibits:*

**EXHIBITS:**

**A. Scope of Work and Specifications**

**B. GSE, Inc. Roadway Soil Survey Summary Report (GSE Report)**

**C. General Conditions**

**D. Bid Form and Schedule of Values**

**E. Insurance Requirements**

**F. Notice to Proceed**

**G. Change Order**

**H. Certificate of Substantial Completion**

**I. Performance Bond**

**J. Payment Bond**

**K. Application for Payment**

**L. Human Trafficking Affidavit**

There are no Contract Documents other than those listed above and herein incorporated.

The Contract Documents may only be amended, modified, or supplemented as provided in Paragraph 3.04 of the General Conditions, and any Supplemental Conditions.

## ARTICLE 10 – MISCELLANEOUS

10.01 *Terms*

A. Terms used in this Agreement will have the meanings stated in the General Conditions, the Supplementary Conditions or as defined in this Contract.

10.02 *Assignment of Contract*

A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

A. Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Insurance and Bonds*

A. Insurance - In the amounts set forth on Exhibit E and as completed to satisfaction of Owner.

B. Bonds - Performance and Payment Bonds to Owner in the Amount of the Contract Price, as set forth and in full compliance with Florida Statute 255.05, and on forms attached and incorporated as Exhibits I and J.

10.06 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.06:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or
(c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons

or their property to influence their participation in the bidding process or affect the execution of the Contract.

10.07 *Public Records*

A. Contractor shall allow public access to all documents, papers, letters or other material subject to the provisions of 119, Florida Statute (F.S.) made or received by Contractor in conjunction with this Contract. Specifically, Contractor must:

1. Keep and maintain public records that ordinarily and necessarily would be required by Owner in order for City to perform the services being performed by Contractor.

2. Provide the public with access to public records on the same terms and conditions that City would provide the records and at a cost that does not exceed the cost provided in 119, F.S., or as otherwise provided by law.

3. Ensure that public records that are exempt or confidential from public records disclosure requirements are not disclosed except as authorized by law.

4. Meet all requirements for retaining public records or transfer, at no cost to City, all public records in possession of Contractor upon termination of the contract. All records stored electronically must be provided to City in a format that is compatible with the information technology systems of City.

Contractor must promptly provide City with a copy of any request to inspect or copy public records in possession of Contractor and shall promptly provide City a copy of Contractor response to each such request. Failure to grant such public access will be grounds for immediate termination of this Contract by City.

This provision will apply to all services provided unless Contractor can demonstrate by clear and convincing evidence that it is not or was not acting on behalf of City under Florida law. The Contractor will be held liable for plaintiff attorney fees and costs if a suit is properly filed and the court finds that the Contractor unlawfully refused to comply with a public records request within a reasonable time.

**The Contractor shall contact Deputy City Clerk LeAnne Williams, Custodian of City Public Records, at (386) 418-6104 or le_williams@cityofalachua.org concerning any questions the Contractor may have regarding the duty of Contractor to provide Public Records.**

10.08 *The Right to Audit*

A. The Contractor agrees to furnish such supporting detail as may be required by the Owner to support charges or invoices, to make available for audit purposes all records covering charges pertinent to the purchase and to make appropriate adjustments in the event discrepancies are found. The Owner will pay the cost of any audit. The Owner shall have the right to audit the Contractor's records pertaining to the work/product for a period of five (5) years after final payment.

10.09 *Compliance with Purchasing and Sales Policy and Regulations*

A. City has adopted, published on its website, www.cityofalachua.org, and requires that all who do business with the City of Alachua agree and adhere to its CITY PURCHASING AND SALES POLICY AND REGULATIONS. Contractor acknowledges notice of such requirement and accepts, understands, and pledges the commitment to act accordingly.

10.10 *Vendor*

A. The supplier of a product, material or equipment. Can be the manufacturer in case of a direct purchase or supplied by a distributor or other entity authorized by a distributor or other entity authorized by the manufacturer.

10.11 *Human Trafficking*

A. In compliance with Section 787.06(13), Florida Statutes, the Consultant agrees to and shall execute the Human Trafficking Affidavit, attached hereto as Exhibit L. Consultant further represents and affirms that the Consultant does not use coercion for labor or services, as those terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time. Consultant further agrees that in the event that at any time in the future, the Consultant does use coercion for labor or services, Consultant will immediately notify the City and no contracts may be executed, renewed, or extended between the parties.

10.12 *E-Verify*

A. Pursuant to Section 448.095, Florida Statutes, Contractor and its subcontractors shall, register with and use the U.S. Department of Homeland Security's E-Verify system to verify work authorization status of all employees hired during the term of this Contract and must, upon request, provide evidence of compliance with this provision.

B. Contractor shall require each of its subcontractors to provide Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this Contract.

C. Owner, Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.

D. Owner, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Contractor otherwise complied, shall promptly notify Contractor and Contractor shall immediately terminate the contract with the subcontractor.

E. A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. Contractor acknowledges that upon termination of this Contract by the City for a violation of this section by Contractor, Contractor may not be awarded a public contract for at least one (1) year. Contractor further acknowledges that Contractor is liable for any additional costs incurred by the City as a result of termination of

any contract for a violation of this section.

F. Contractor or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf.

This Agreement will be effective on _____ (which is the Effective Date of the Agreement).

| CITY OF ALACHUA (OWNER) | CONTRACTOR: |
|---|---|
| _____ | _____ |
| By: Rodolfo Valldares, City Manager | By: Caleb Johns, President |

## EXHIBIT A

## SCOPE OF WORK

## U.S. 441 RIGHT TURN LANE TO SOUTH ON NORTHWEST 104TH TERRACE

The project consists of the construction of a right turn lane located at the intersection of Northwest U.S. Highway 441 and Northwest 104th Terrace. All work will occur within the Florida Department of Transportation (FDOT) right-of-way.

The scope includes Contractor obtaining all required permits, implementing Maintenance of Traffic (MOT) and coordinating with FDOT as necessary for work performed within the state right-of-way. Construction activities include, but are not limited to, roadway paving, site grading, pavement striping, signage installation, and associated utility improvements required to support the construction and safe operation of the right turn lane. All work conducted by Contractor shall be performed in accordance with applicable FDOT standards, specifications and permitting requirements.

All work conducted by Contractor shall be performed as set forth in the Contract Documents attached and incorporated in Article VII of this RFB 2026-03. Further, it is emphasized that the Bid of Contractor must be completely set forth on the Bid and Schedule of Values Form also found as Exhibit D to the Contract.

**EXHIBIT B**

GSE Engineering & Consulting, Inc.

# SUMMARY REPORT OF A ROADWAY SOIL SURVEY

## NW 104TH TERRACE DECEL LANE
## ALACHUA, ALACHUA COUNTY, FLORIDA

## GSE PROJECT NO. 17170

Prepared For:

**CITY OF ALACHUA**

NOVEMBER 2025

GSE Engineering & Consulting, Inc.

November 24, 2025

Linnelle Stewart
City of Alachua
PO Box 9
Alachua, Florida 32616

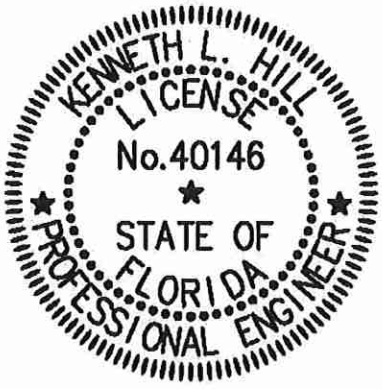
Subject: Summary Report of a Roadway Soil Survey
**NW 104th Terrace Decel Lane**
Alachua, Alachua County, Florida
GSE Project No. 17170

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this roadway soil survey report for the above referenced project.

Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with roadway pavement design.

We appreciate this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,
**GSE Engineering & Consulting, Inc.**




This item has been digitally signed and sealed by Kenneth L Hill
Digitally signed by Kenneth L Hill
Date: 2025.11.24 16:19:06 -05'00'
on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Chauncey L. Garrison II
Staff Engineer

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

*CLG/KLH:tlf*
*Q:\Projects\17170 NW 104th Terrace Decel Lane\17170 Roadway Soil Survey Report.docx*

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1. Project Site Location Map
2. Site Plan Showing Approximate Locations of Field Tests

# 1.0 INTRODUCTION

## 1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this roadway soil survey to assist in the design of the associated turn lane along southbound US 441 right of way at NW 104th Terrace for the proposed turn lane in Alachua, Alachua County, Florida. Our exploration was performed in accordance with GSE Proposal No. 2024-495 dated August 20, 2025. Our services were authorized under Purchase Order No. 26- 04161 dated October 8, 2025.

## 1.2 Project Description

This project consists of a proposed right turn lane along the southbound US 441 right of way at the NW 104th Terrace intersection in Alachua, Alachua County, Florida.

Ms. Claudia S. Vega, P.E., with eda provided information about the project and a site plan illustrating the locations of the proposed improvements.

## 1.3 Purpose

The purpose of this roadway soil survey was to determine the general subsurface conditions along the proposed turn lane alignment, evaluate these conditions with respect to the proposed construction, and prepare geotechnical recommendations to assist in the design of roadway improvements.

# 2.0 FIELD AND LABORATORY TESTS

## 2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care, established geotechnical engineering practices for this geographic region. The spacing is intended to meet Florida Department of Transportation (FDOT) boring spacing requirements for roadway construction.

Our exploration consisted of performing four (4) auger borings, three (3) to a depth of 5 feet below land surface (bls) and one (1) to 15 feet bls within the proposed turn lane alignment, and collecting one (1) bulk sample of near surface soils for Limerock Bearing Ratio (LBR) testing.

The soil borings were performed at the approximate locations as shown on Figure 2. We located the soil borings at the site using the provided site plan and obvious site features as reference. The locations shown on Figure 2 should be considered approximate. The soil borings were performed on October 24, 2025.

## 2.2 Auger Borings

The auger borings were performed in accordance with ASTM D 1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted and the soils collected in the bucket or on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger borings. Results from the auger borings are provided in Section 5.1.

## 2.3 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory, and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of two (5) percent fines passing the No. 200-sieve determinations, two (5) natural moisture content tests, one (1) Atterberg Limits test and one (1) Limerock Bearing Ratio (LBR) test. These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory results are indicated on the Roadway Soil Survey provided in Section 5.1. The complete laboratory report is provided in Section 5.2.

# 3.0 FINDINGS

## 3.1 Surface Conditions

Mr. Chauncey L. Garrison II with GSE visited the site on October 16, 2025 to observe the site conditions and mark the boring locations.

The site is located along US 441 in Alachua, Alachua County, Florida. The right-of-way consists of grassed areas.

The topography at the site gently slopes downward to the northwest from the southeast. Regional topography follow the same elevation trend. The Alachua County Growth Management website indicates the ground surface elevations in the area of the turn lane are approximately 80 to 82 feet[1].

## 3.2 Subsurface Conditions

Complete logs for the auger borings are provided in Section 5.1. Descriptions for the soils encountered are accompanied by the American Association of State Highway and Transportation Officials (AASHTO) classifications and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The roadway borings indicate that soil conditions across the project site are relatively consistent. The auger borings A-1 and A-2 encountered silty sand (A-2-4 to the explored depths of 5 feet bls. Boring A-3 encountered 1.5 feet of silty sand overlaying clayey sand to approximately 8 feet bls. This was underlain by clay with sand (A-7-6) and clayey sand to the explored depths of 15 feet bls Boring A-4 encountered 2 feet of silty sand underlain by clayey sand (A-2-4) to the depths 5 feet bls.

Two soil strata were encountered in the auger borings. The following descriptions of the strata were defined from the auger boring logs:

- Stratum 1 consists of silty sand and clayey sand (A-2-4).
- Stratum 2 consists of clay with sand (A-7-6).

The groundwater table was not encountered in the auger borings at the time of our exploration.

## 3.3 Review of Published Data

The Soil Conservation Service (SCS) Soil Survey for Alachua County[2] maps three soil series in the area of the proposed turn lane. The following soil description is from the Soil Survey.

***Arredondo fine sand, 0 to 5 percent slopes*** - This nearly level to gently sloping, well-drained soil is in both small and large areas of uplands. Slopes are smooth to convex. The areas are irregular in shape and range from about 10 to 160 acres in size.

---

[1] Alachua County Growth Management website, http://mapgenius.alachuacounty.us/.

[2] Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

Typically, the surface layer is dark grayish brown fine sand about 8 inches thick. The subsurface layer is fine sand to a depth of 49 inches. The upper 23 inches is yellowish brown, and the lower 18 inches is brownish yellow. The subsoil extends to a depth of 86 inches or more. The upper 5 inches is yellowish brown loamy sand; the next 10 inches is yellowish brown sandy clay loam, and the lower 22 inches is dark yellowish brown sandy clay and sandy clay loam.

Included with this soil in mapping are small depressional areas of soils that have a very dark gray or black surface layer 8 to 24 inches thick. This layer overlies gray sandy material. These areas are shown by wet spot symbols. Also included are small areas of Fort Meade, Gainesville, Kendrick, and Millhopper soils. A few areas of this soil include Arredondo soils that have 5 to 8 percent slopes. Some areas of this soil in the western part of the county have small spots of strongly acid to medium acid soil material 40 to 70 inches deep to calcareous limestone. Limestone boulders, fragments of limestone, and sinkholes are in some areas of this soil, mainly in the limestone plain sections of the western part of the county. Most of these boulders are siliceous. The sinkholes and the boulders are shown by appropriate map symbols. Total included areas are about 15 percent.

In this Arredondo soil, the available water capacity is low in the sandy surface and subsurface layers and low to medium in the loamy subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow to moderate in the loamy subsoil. Natural fertility is low in the sandy surface and subsurface layers and medium in the finer textured subsoil. Organic matter content is low. The water table in this soil is at a depth of more than 72 inches. Surface runoff is slow.

***Lochloosa fine sand, 2 to 5 percent slopes*** - This gently sloping, somewhat poorly drained soil is in small and large areas on the rolling uplands. Slopes are slightly convex. The areas are irregular in shape and range from about 10 to 100 acres.

Typically, the surface layer is dark gray fine sand about 7 inches thick. The subsurface layer is yellowish brown loamy sand or sand to a depth of 31 inches. It has light gray and yellowish brown mottles below a depth of 21 inches. The subsoil extends to 76 inches. The upper 4 inches is dark gray, mottled fine sandy loam; the next 19 inches is gray sandy loam; and the lower 22 inches is gray sandy clay loam. Between depths of 76 and 83 inches, the underlying material is mixed light gray and greenish gray sandy clay loam.

Included with this soil are small areas of Blichton, Bonneau, Kendrick, Micanopy, and Millhopper soils. Also included in some delineations are small areas of soils that are similar to Lochloosa soils except that the clay content of the subsoil decreased by more than 20 percent of its maximum within a depth of 60 inches. Also included are small areas of soils that are similar to Lochloosa soils but have 5 to 20 percent weathered rock fragments in the subsoil. The rock fragments are 2 to 76 millimeters in diameter. A few areas have small inclusions of Lochloosa soils that have 5 to 8 percent slopes. Siliceous limestone boulders and sinkholes are in some areas and are shown by appropriate symbols. Total included areas are about 15 percent.

This Lochloosa soil has a water table that is about 30 to 40 inches below the surface for 1 to 4 months during most years. The water table rises to a depth of 20 to 30 inches for 1 to 3 weeks. Surface runoff is slow. The available water capacity is low to medium in the sandy surface and subsurface layers and medium in the subsoil. Permeability is rapid in the surface and subsurface layers, moderate in the upper part of the subsoil, and slow in the lower part. Natural fertility is low in the sandy surface and subsurface layers and low to medium in the loamy subsoil. Organic matter content is low to moderately low in the surface layer.

***Arredondo fine sand, 5 to 8 percent slopes*** - This nearly level to sloping, well drained soil forms in thick beds of sandy and loamy marine materials. These soils are in broad rolling areas of the upland. Slopes range from 0 to 8 percent. The water table is more than 72 inches below the surface. These soils are loamy siliceous, hyperthermic Grossarenic Paleudults.

Arredondo soils are geographically associated with Apopka, Bonneau, Candler, Fort Meade, Gainesville, Jonesville, Kanapaha, Kendrick, Lake Millhopper, and Norfolk soils. Apopka soils have less than 5 percent silt and clay in the A2 horizon, and many of the sand grains are uncoated. Bonneau soils are moderately well drained and have an A horizon 20 to 40 inches thick. Candler soils are sandy to a depth of 80 inches or more and have less than 5 percent silt and clay in their 10- to 40-inch control section. Fort Meade and Gainesville soils are sandy to a depth of more than 80 inches. They have 10 to 15 percent silt and clay in their 10- to 40-inch control section. Fort Meade soils also have a thick, dark colored A1 horizon. Jonesville soils have underlying limestone at a depth of less than 60 inches. Lake soils are sandy to 80 inches or more. Kanapaha soils are poorly drained, and Millhopper soils are moderately well drained. Norfolk soils have an A horizon less than 20 inches thick.

### 3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, Atterberg Limits, and LBR. Selected soil samples were collected from depths ranging from 0.5 to 8.5 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The laboratory results are indicated on the Roadway Soil Survey provided in Section 5.1. The complete laboratory reports are provided in Section 5.2.

The laboratory tests indicate the tested soils consist of silty sand, clayey sand, and clay with sand.

The tested silty sand (A-2-4, SM) had approximately 14 and 15 percent soil fines passing the No. 200 sieve and natural moisture contents of about 6.8 to 8.3 percent.

The tested clayey sand (A-2-4, SC) contains approximately 16 to 22 percent soil fines passing the No. 200 sieve with natural moisture contents of about 8.8 to 16 percent. Atterberg Limits tests indicate the tested clayey sand is non plastic (NP) (LL=NP PL=NP PI=NP).

The tested clay with sand (A-7-6, CL/CH) contains approximately 72 percent soil fines passing the No. 200 sieve with a natural moisture content of about 41 percent.

The Modified Proctor maximum dry density tests indicate the near surface grab sample consists of silty sand (A-2-4) has a maximum dry density of 120.7 pounds per cubic foot and an optimum moisture content of 10.8 percent. The LBR tests indicate the soil has LBR value of 59.

Results of the Modified Proctor maximum dry density and LBR tests are included in the Roadway Soil Survey and in Section 5.2.

# 4.0 EVALUATION AND RECOMMENDATIONS

## 4.1 General

The soil conditions at the site are relatively consistent and generally encountered surficial silty sand and clayey sand (A-2-4) overlying clay with sand (A-7-6). In this section of the report, we present our geotechnical parameters and recommendations for the suitability of in-situ soils for roadway construction design.

The following information is provided based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes.

## 4.2 Groundwater

Groundwater was not encountered in the auger borings at the time of our field exploration. However, we anticipate groundwater to be 5 feet bls or deeper after periods of heavy and seasonal rainfall.

## 4.3 Suitability of In-Situ Soils

***Stratum 1*** - This stratum consists of silty sand and clayey sand (A-2-4). This material is non plastic. This material appears satisfactory for use in the roadway when utilized in accordance with FDOT Index 120-001. However, this material may retain excess moisture and may be difficult to dry and compact.

The laboratory testing of this stratum indicates it has an LBR value of 59. This LBR value corelates to a Subgrade Resilience Modulus of 12,000 psi.

***Stratum 2*** - This stratum consists of clay with sand (A-7-6). This material is highly plastic and unsuitable as subgrade. It should be removed if encountered in accordance with FDOT Index 120-002. It may be used within the project limits as indicated in Index 120-001 only when excavated within the project limits and is not to be used when obtained from outside the project limits.

## 4.4 Subgrade Preparation for Pavement Sections

The subgrade should be prepared in accordance with Project Specifications and considering requirements of FDOT Index No. 120-001. On-site materials may be used as outlined in this report.

# 5.0 FIELD DATA

## 5.1 Roadway Soil Survey and Auger Boring Logs




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ON THE DATE ADJACENT TO THE SEAL

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5590 SW 64TH ST. SUITE B
GAINESVILLE, FL 32609
KENNETH L. HILL, P.E. 40146

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| SHEET NO. | SHEET DESCRIPTION |
|---|---|
| 1 | SIGNATURE SHEET |
| 2 | ROADWAY SOILS SURVEY |
| 3 | AUGER BORING PROFILES |

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GSE ENGINEERING & CONSULTING, INC.
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CITY OF ALACHUA

| ROAD NO. | COUNTY | FINANCIAL PROJECT ID |
|---|---|---|
| N/A | ALACHUA | N/A |

SIGNATURE SHEET

SHEET NO. 1

Jkingzette 11/24/20259:21:58 AM Q:\Projects\17170 NW 104th Terrace Decal Lane\17170 ACAD\17170 Roadway Soil Survey

# CITY OF ALACHUA

DATE OF SURVEY : 10/24/2025
SURVEY MADE BY : GSE ENGINEERING & CONSULTING, INC.
SUBMITTED BY : KENNETH L. HILL, P.E.

PROJECT NAME : NW 104TH TERRACE DECEL LANE
FINANCIAL PROJECT ID : N/A
GSE PROJECT NUMBER : 17170

DISTRICT : N/A
ROAD NO : N/A
COUNTY : ALACHUA

## CROSS SECTION SOIL SURVEY FOR ROADWAY

SURVEY BEGINS STA. : NA SURVEY ENDS STA. : NA
REFERENCE : BASELINE SURVEY

| | MOISTURE CONTENT | | | SIEVE ANALYSIS RESULTS % PASS | | | | | ATTERBERG LIMITS (%) | | | | | | MODIFIED PROCTOR | | | | LIMEROCK BEARING RATIO | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | STRATUM NO. | NO. OF TESTS | MOISTURE CONTENT | NO. OF TESTS | NO. 4 SIEVE | NO. 40 SIEVE | NO. 60 SIEVE | 200 MESH | NO. OF TESTS | LIQUID LIMIT | PLASTIC LIMIT | PLASTICITY INDEX | AASHTO GROUP | DESCRIPTION | STRATUM NO. | NO. OF TESTS | DENSITY (PCF) | OPT MOIST (%) | NO. OF TESTS | LBR |
| | 1 | 4 | 6.8–16 | 4 | – | – | – | 14–22 | 1 | NP | NP | NP | A–2–4 | BROWN, GRAY, DARK GRAY, AND ORANGE SILTY SAND AND CLAYEY SAND | 1 | 1 | 120.7 | 10.8 | 1 | 59 |
| | 2 | 1 | 41 | 1 | – | – | – | 72 | – | – | – | – | A–7–6 | GREEN AND ORANGE CLAY WITH SAND | 2 | – | – | – | – | – |

## SUBGRADE MATERIAL AND EXCAVATION FOR ROADWAY

STRATA BOUNDARIES ARE APPROXIMATE MAKE FINAL CHECK AFTER GRADING

NOTES

1. STRATA BOUNDARIES ARE APPROXIMATE AND REPRESENT SOIL STRATA AT EACH BORING LOCATION ONLY. ANY SUBSOIL CONNECTING LINES SHOWN ARE FOR ESTIMATING EARTHWORK ONLY AND DO NOT INDICATE ACTUAL STRATUM LIMITS. SUBSURFACE VARIATIONS BETWEEN BORINGS SHOULD BE ANTICIPATED.
2. GROUNDWATER LEVEL SHOWN AS ▼ WHERE ENCOUNTERED. GROUNDWATER NOT ENCOUNTERED SHOWN AS "GNE". ESTIMATED SEASONAL HIGH GROUNDWATER LEVEL SHOWN AS ▽.
3. STRATUM 1 SHALL BE TREATED AS SELECT(S) IN ACCORDANCE WITH INDEX 120–001.
4. STRATUM 1 MAY RETAIN EXCESS MOISTURE AND MAY BE DIFFICULT TO DRY AND COMPACT.
5. THE MATERIAL FROM STRATUM 2 ARE HIGH PLASTIC (H) AND SHALL BE REMOVED IN ACCORDANCE WITH INDEX 120–002.
6. *NP* = NOT PLASTIC.

LEGEND

- A–3 AASHTO GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW
- ▼ GROUNDWATER TABLE
- ▼ 24 HOUR WATER TABLE
- ▽ ESTIMATED PERCHED SEASONAL HIGH GROUNDWATER TABLE
- • ESTIMATED SEASONAL HIGH GROUNDWATER IS DEEPER THAN BORING DEPTH IF NOT SHOWN.
- GNE GROUNDWATER NOT ENCOUNTERED
- B.T. BORING TERMINATED

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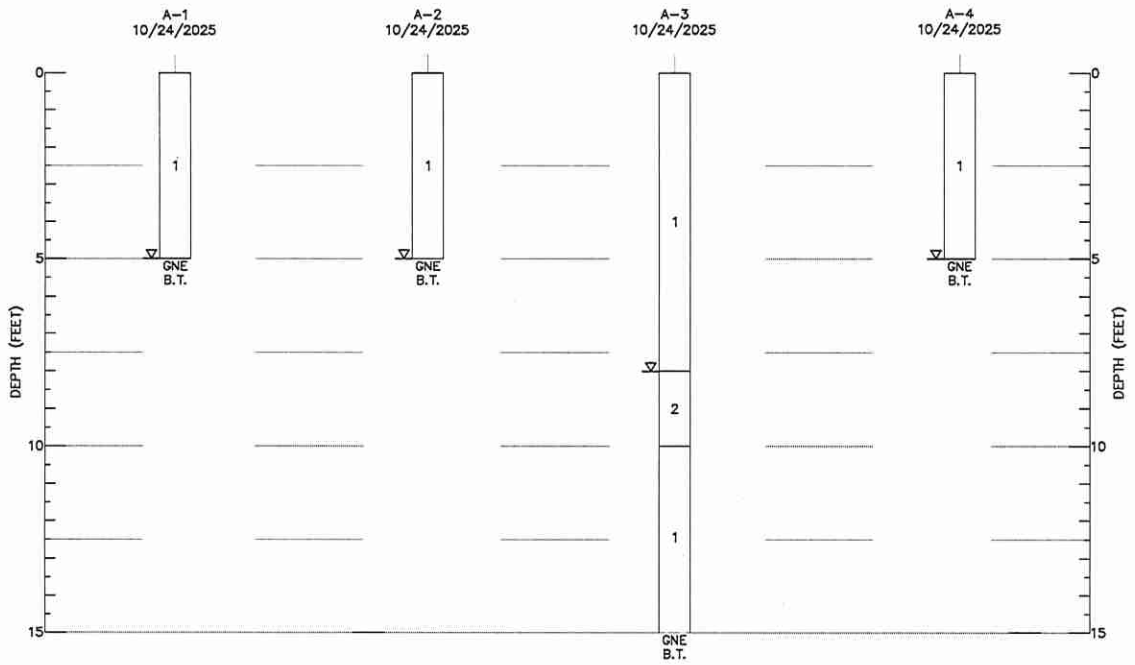
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| ROAD NO. | COUNTY | FINANCIAL PROJECT ID |
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ROADWAY SOIL SURVEY

SHEET NO. 2

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LEGEND

1. (A-2-4) BROWN, GRAY, DARK GRAY, AND ORANGE SILTY SAND AND CLAYEY SAND
2. (A-7-6) GREEN AND ORANGE CLAY WITH SAND

A-3 AASHTO GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW

▼ GROUNDWATER TABLE

▼ 24 HOUR WATER TABLE

▽ ESTIMATED PERCHED SEASONAL HIGH GROUNDWATER TABLE

* ESTIMATED SEASONAL HIGH GROUNDWATER IS DEEPER THAN BORING DEPTH IF NOT SHOWN.

GNE GROUNDWATER NOT ENCOUNTERED

B.T. BORING TERMINATED

SOIL PROFILES

0 5'

VERTICAL SCALE
1" = 5' APPROX.

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AUGER BORING PROFILES

SHEET NO. 3

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## 5.2 Laboratory Results

GSE Engineering & Consulting, Inc.

## SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 17170

Project Name: NW 104th Terrace Decel Lane

| Boring Number | Depth (ft) | Soil Description | Natural Moisture Content (%) | Liquid Limit | Plastic Limit | Plasticity Index | Percent Passing No. 200 Sieve | Organic Content (%) | Hydraulic Conductivity (ft/day) | Unified Soil Classification |
|---|---|---|---|---|---|---|---|---|---|---|
| A-1 | 1-1.5 | Brown silty SAND | 6.8 | | | | 15 | | | A-2-4 |
| A-3 | 6.5-7 | Brown, gray, and orange clayey SAND | 16 | NP | NP | NP | 22 | | | A-2-6 |
| A-3 | 8-8.5 | Green and orange CLAY with sand | 41 | | | | 72 | | | A-7-6 |
| A-4 | 2.5-3 | Brown clayey SAND | 8.8 | | | | 16 | | | A-2-6 |
| LBR-1 | 0.5-1.5 | Brown silty SAND | 8.3 | | | | 14 | | | A-2-4 |

GSE Engineering & Consulting, Inc.

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Gainesville, FL 32608
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

**Project Name:** NW 104th Terrace Decel Lane

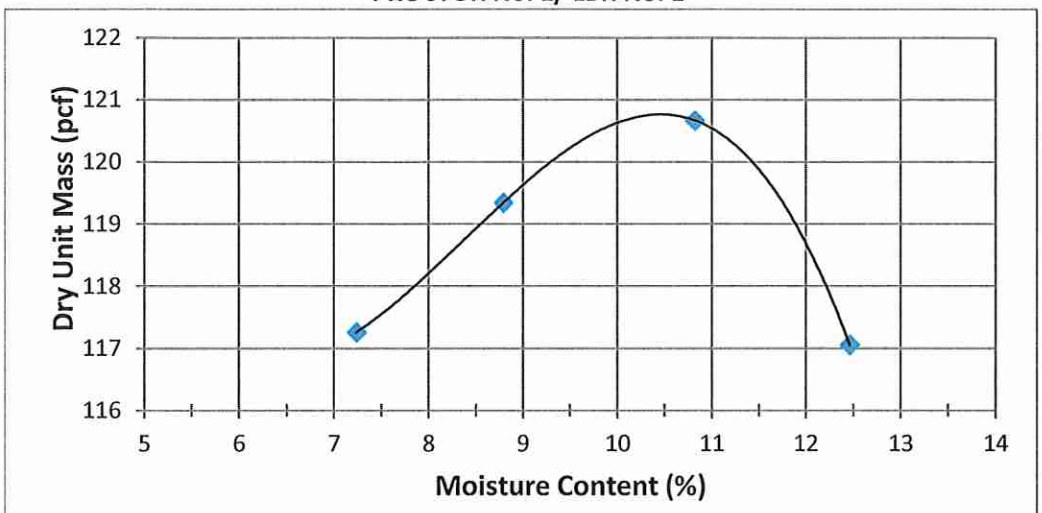
**GSE Project No.** 17170

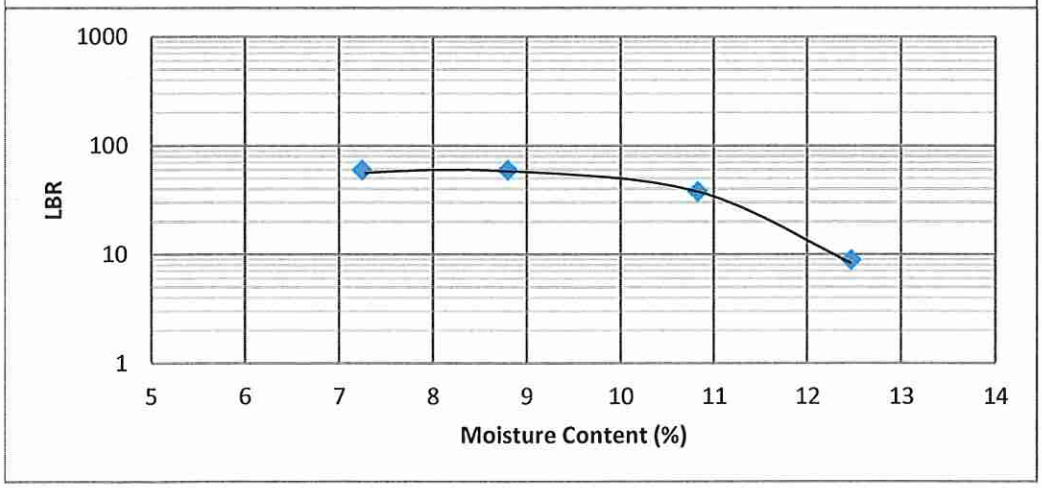
**Project Location:** US 441 at NW 104th Terrace, Alachua, Alachua County, Florida

**Contractor:** City of Alachua

**Date:** 10/31/2025

## PROCTOR No. 1/ LBR No. 1




**Sample Description:** Brown silty SAND

**Sample Location:** LBR-1

**Proposed Use:** No Provided

**Sampled By:** Geo

**Sample Date:** 10/27/2025

**Tested By:** JCP

### PROCTOR DATA

| | |
|---|---|
| Modified Proctor (ASTM D1557/AASHTO T180) | X |
| Standard Proctor (ASTM D698/AASHTO T99) | |
| Maximum Dry Density (pcf) | 120.7 |
| Optimum Moisture Content (%) | 10.8 |
| LBR (FM 5-515) | 59 |

**Sieve Analysis (Percent Passing)**

| | |
|---|---|
| 2" Sieve (%) | 100 |
| 3/4" Sieve (%) | 100 |
| No. 4 Sieve (%) | 98 |
| No. 200 Sieve (%) | 14 |

| | |
|---|---|
| Liquid Limit: | NT |
| Plastic Limit: | NT |
| Plasticity Index: | NT |

| | |
|---|---|
| Hammer Type: | Mech. |

*NT: Not Tested
*NP: Non-Plastic

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**Test Date:** 10/31/2025

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# 6.0 LIMITATIONS

## 6.1 Warranty

This report has been prepared for our client for their exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

## 6.2 Auger Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

## 6.3 Site Figures

The measurements used for the preparation of the figures in this report were made by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

## 6.4 Unanticipated Soil Conditions

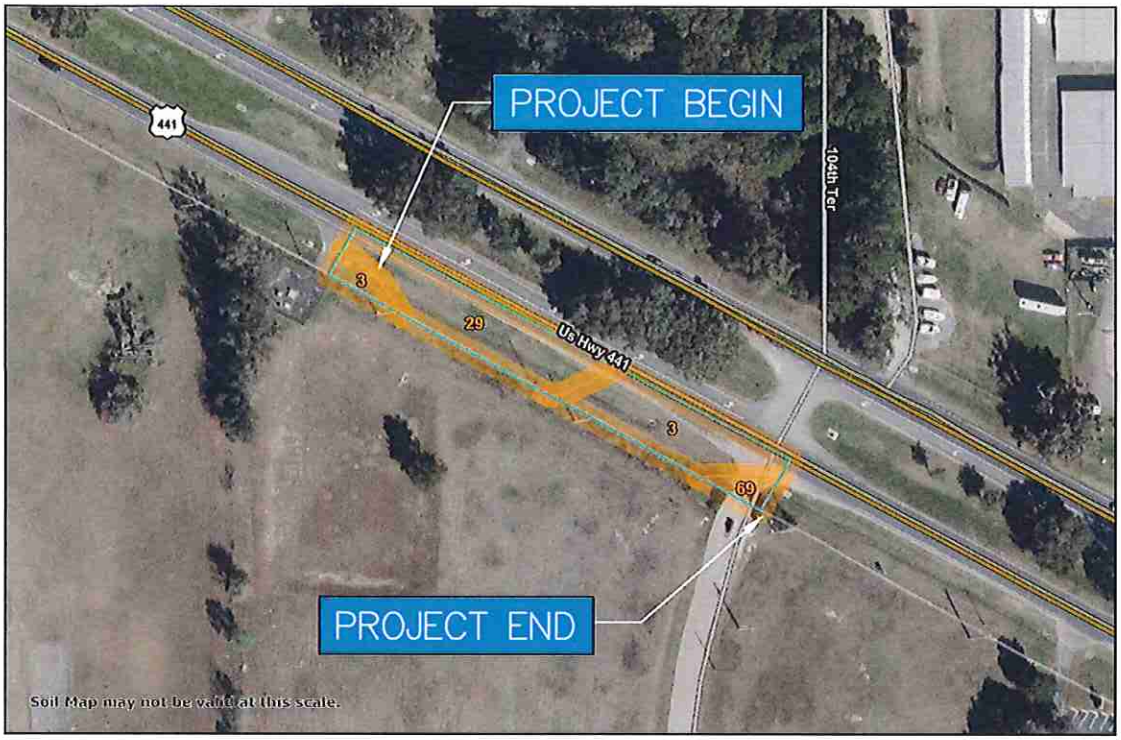
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Roadway Soil Survey and on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

## 6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

# FIGURES




REFERENCE: SOIL MAP, WEB SOIL SURVEY

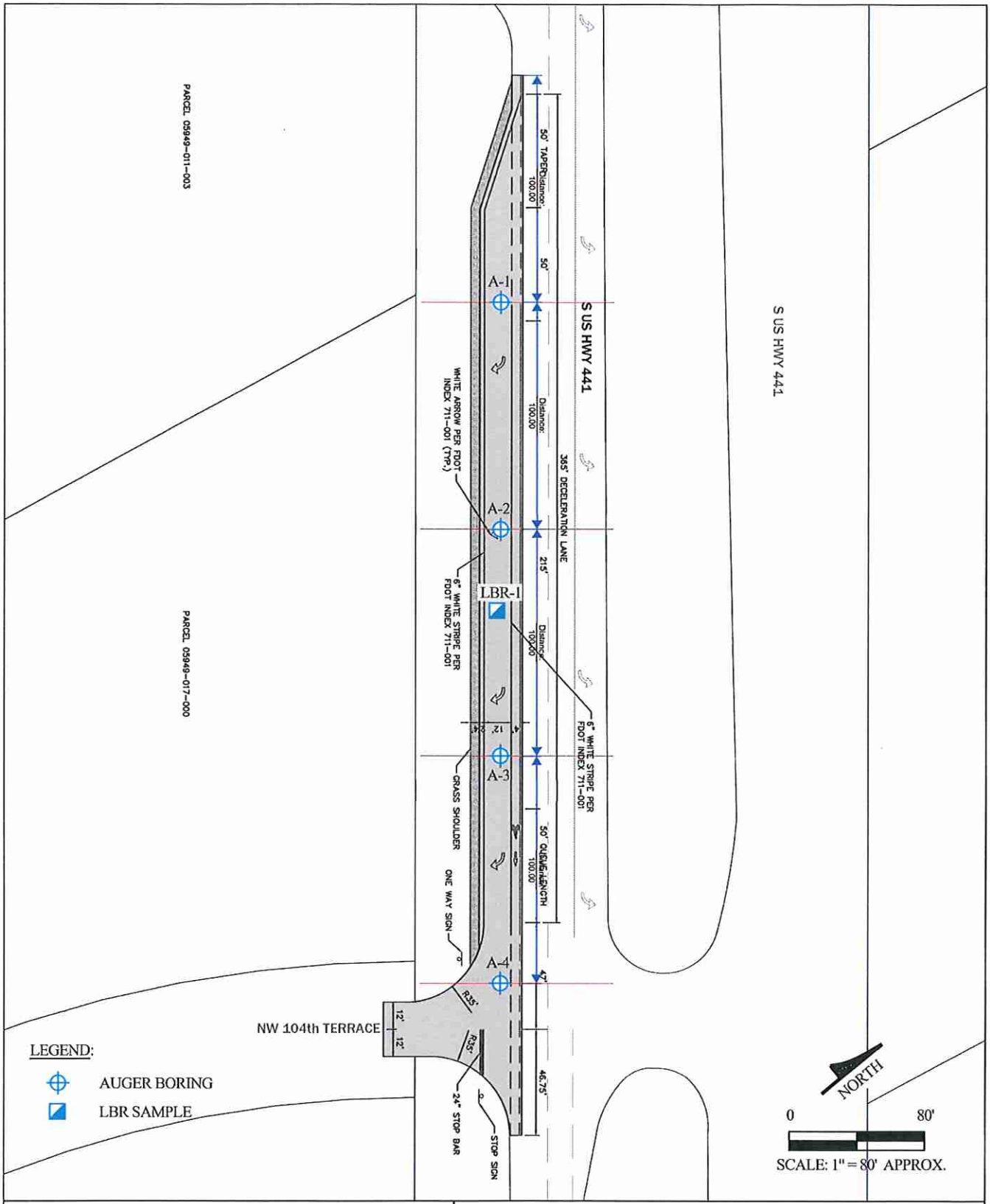
LEGEND:

| | |
|---|---|
| 3 | ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES |
| 29 | LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES |
| 69 | ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES |

NORTH

NOT TO SCALE

| | | | |
|---|---|---|---|
| NW 104TH TERRACE DECEL LANE<br>ALACHUA, ALACHUA COUNTY, FLORIDA<br>GSE PROJECT NO. 17170 | PROJECT SITE LOCATION MAP | | |
| | DESIGNED BY: CLG<br>CHECKED BY : KLH<br>DRAWN BY : IMH | GSE Engineering & Consulting, Inc. | FIGURE<br>1 |




| | | | |
|---|---|---|---|
| NW 104TH TERRACE DECEL LANE<br>ALACHUA, ALACHUA COUNTY, FLORIDA<br>GSE PROJECT NO. 17170 | SITE PLAN SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS | | |
| | DESIGNED BY: CLG<br>CHECKED BY : KLH<br>DRAWN BY : IMH | GSE Engineering & Consulting, Inc. | FIGURE<br>2 |

**EXHIBIT C**

STANDARD GENERAL CONDITIONS OF THE
CONSTRUCTION CONTRACT

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## ARTICLE 1 – DEFINITIONS AND TERMINOLOGY

1.01 *Defined Terms*

A. Wherever used in the Bidding Requirements or Contract Documents and printed with initial capital letters, the terms listed below will have the meanings indicated which are applicable to both the singular and plural thereof. In addition to terms specifically defined, terms with initial capital letters in the Contract Documents include references to identified articles and paragraphs, and the titles of other documents or forms.

1. *Addenda*—Written or graphic instruments issued prior to the opening of Bids which clarify, correct, or change the Bidding Requirements or the proposed Contract Documents.

2. *Agreement*—The written instrument which is evidence of the agreement between Owner and Contractor covering the Work.

3. *Application for Payment*—Owner which is to be used by Contractor during the course of the Work in requesting progress or final payments and which is to be accompanied by such supporting documentation as is required by the Contract Documents.

4. *Bid*—The offer or proposal of a Bidder submitted on the prescribed form setting forth the prices for the Work to be performed.

5. *Bidder*—The individual or entity who submits a Bid directly to Owner.

6. *Bidding Documents*—The Bidding Requirements and the proposed Contract Documents (including all Addenda).

7. *Bidding Requirements*—The advertisement or invitation to bid, Instructions to Bidders, Bid security of acceptable form, if any, and the Bid Form with any supplements.

8. *Change Order*—which is signed by Contractor and Owner and authorizes an addition, deletion, or revision in the Work or an adjustment in the Contract Price or the Contract Times, issued on or after the Effective Date of the Agreement.

9. *Claim*—A demand or assertion by Owner or Contractor seeking an adjustment of Contract Price or Contract Times, or both, or other relief with respect to the terms of the Contract. A demand for money or services by a third party is not a Claim.

10. *Contract*—The entire and integrated written agreement between the Owner and Contractor concerning the Work. The Contract supersedes prior negotiations, representations, or agreements, whether written or oral.

11. *Contract Documents*—Those items so designated in the Contract and which together comprise the Contract.

12. *Contract Price*—The moneys payable by Owner to Contractor for completion of the Work in accordance with the Contract Documents as stated in the Contract (subject to the provisions of Paragraph 11.03 in the case of Unit Price Work).

13. *Contract Times*—The number of days or the dates stated in the Contract to: (i) achieve Milestones, if any; (ii) achieve Substantial Completion; and (iii) complete the Work so that it is ready for final payment as evidenced by Owner's written recommendation of final payment.

14. *Contractor*—The individual or entity with whom Owner has entered into the Agreement.

15. *Cost of the Work*—See Paragraph 11.01 for definition.

16. *Drawings*—That part of the Contract Documents which graphically shows the scope, extent, and character of the Work to be performed by Contractor. One electronic copy on Compact Disc will be delivered and attached as an Exhibit A to the written copy of the Contract. A printed, copy will be on file with the City and maintained as the Master Copy. The Master Copy will control in resolving any challenges or disputes concerning the contract documents. Shop Drawings and other Contractor submittals are not Drawings as so defined.

17. *Effective Date of the Agreement*—The date indicated in the Contract on which it becomes effective, but if no such date is indicated, it means the date on which the Contract is signed and delivered by the last of the two parties to sign and deliver.

18. *Hazardous Environmental Condition*—The presence at the Site of Asbestos, PCBs, Petroleum, Hazardous Waste, or Radioactive Material in such quantities or circumstances that may present a substantial danger to persons or property exposed thereto.

19. *Hazardous Waste*—The term Hazardous Waste shall have the meaning provided in Section 1004 of the Solid Waste Disposal Act (42 USC Section 6903) as amended from time to time.

20. *Laws and Regulations; Laws or Regulations*—Any and all applicable laws, rules, regulations, ordinances, codes, and orders of any and all governmental bodies, agencies, authorities, and courts having jurisdiction.

21. *Milestone*—A principal event specified in the Contract Documents relating to an intermediate completion date or time prior to Substantial Completion of all the Work.

22. *Notice to Proceed*—A written notice given by Owner to Contractor fixing the date on which the Contract Times will commence to run and on which Contractor shall start to perform the Work under the Contract Documents.

23. *Owner*—The individual or entity with whom Contractor has entered into the Contract and for whom the Work is to be performed.

24. *PCBs*—Polychlorinated biphenyls.

25. *Petroleum*—Petroleum, including crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute), such as oil, petroleum, fuel oil, oil sludge, oil refuse, gasoline, kerosene, and oil mixed with other non-Hazardous Waste and crude oils.

26. *Progress Schedule*—A schedule, prepared and maintained by Contractor, describing the sequence and duration of the activities comprising the Contractor's plan to accomplish the Work within the Contract Times.

27. *Project*—The total construction of which the Work to be performed under the Contract Documents may be the whole, or a part.

28. *Radioactive Material*—Source, special nuclear, or byproduct material as defined by the Atomic Energy Act of 1954 (42 USC Section 2011 et seq.) as amended from time to time.

29. *Resident Project Representative*—The authorized representative of Owner who may be assigned to the Site or any part thereof.

30. *Samples*—Physical examples of materials, equipment, or workmanship that are representative of some portion of the Work and which establish the standards by which such portion of the Work will be judged.

31. *Schedule of Submittals*—A schedule, prepared and maintained by Contractor, of required submittals and the time requirements to support scheduled performance of related construction activities.

32. *Schedule of Values*—A schedule, prepared and maintained by Contractor, allocating portions of the Contract Price to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

33. *Shop Drawings*—All drawings, diagrams, illustrations, schedules, and other data or information which are specifically prepared or assembled by or for Contractor and submitted by Contractor to illustrate some portion of the Work.

34. *Site*—Lands or areas indicated in the Contract Documents as being furnished by Owner upon which the Work is to be performed, including rights-of-way and easements for access thereto, and such other lands furnished by Owner which are designated for the use of Contractor.

35. *Specifications*—Also referred to as *Technical Specifications*, are that part of the Contract Documents consisting of requirements for materials, equipment, systems, standards and workmanship as applied to the Work, and certain administrative requirements and procedural matters applicable thereto. One printed copy will be delivered to Contractor, along with an electronic copy on Compact Disc being attached as Exhibit D to the written copy of the Contract. A printed copy will be on file with the City and maintained as the Master Copy. The Master Copy will control in resolving any challenges or disputes concerning the contract documents.

36. *Subcontractor*—An individual or entity having a direct contract with Contractor or with any other Subcontractor for the performance of a part of the Work at the Site.

37. *Substantial Completion*—The time at which the Work (or a specified part thereof) has progressed to the point where, in the opinion of Owner, the Work (or a specified part thereof) is sufficiently complete, in accordance with the Contract Documents, so that the Work (or a specified part thereof) can be utilized for the purposes for which it is intended.

The terms "substantially complete" and "substantially completed" as applied to all or part of the Work refer to Substantial Completion thereof.

38. *Successful Bidder*—The Bidder submitting a responsive Bid to whom Owner makes an award.

39. *Supplementary Conditions*—That part of the Contract Documents which amends or supplements these General Conditions.

40. *Supplier*—A manufacturer, fabricator, supplier, distributor, materialman, or vendor having a direct contract with Contractor or with any Subcontractor to furnish materials or equipment to be incorporated in the Work by Contractor or Subcontractor.

41. *Underground Facilities*—All underground pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels, or other such facilities or attachments, and any encasements containing such facilities, including those that convey electricity, gases, steam, liquid petroleum products, telephone or other communications, cable television, water, wastewater, storm water, other liquids or chemicals, or traffic or other control systems.

42. *Unit Price Work*—Work to be paid for on the basis of unit prices.

43. *Work*—The entire construction or the various separately identifiable parts thereof required to be provided under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction, and furnishing, installing, and incorporating all materials and equipment into such construction, all as required by the Contract Documents.

1.02 *Terminology*

A. The words and terms discussed in Paragraph 1.02.B through F are not defined but, when used in the Bidding Requirements or Contract Documents, have the indicated meaning.

B. *Intent of Certain Terms or Adjectives:*

1. The Contract Documents include the terms "as allowed," "as approved," "as ordered," "as directed" or terms of like effect or import to authorize an exercise of judgment by Owner. In addition, the adjectives "reasonable," "suitable," "acceptable," "proper," "satisfactory," or adjectives of like effect or import are used to describe an action or determination of Owner as to the Work. It is intended that such exercise of judgment, action, or determination will be solely to evaluate, in general, the Work for compliance with the information in the Contract Documents and with the design concept of the Project as a functioning whole as shown or indicated in the Contract Documents (unless there is a specific statement indicating otherwise).

C. *Day:*

1. The word "day" means a calendar day of 24 hours measured from midnight to the next midnight.

D. *Defective:*

1. The word "defective," when modifying the word "Work," refers to Work that is unsatisfactory, faulty, or deficient in that it:

   a. does not conform to the Contract Documents; or

   b. does not meet the requirements of any applicable inspection, reference standard, test, or approval referred to in the Contract Documents; or

   c. has been damaged prior to final payment (unless responsibility for the protection thereof has been assumed by Owner at Substantial Completion in accordance with Paragraph 14.04 or 14.05).

E. *Furnish, Install, Perform, Provide:*

1. The word "furnish," when used in connection with services, materials, or equipment, shall mean to supply and deliver said services, materials, or equipment to the Site (or some other specified location) ready for use or installation and in usable or operable condition.

2. The word "install," when used in connection with services, materials, or equipment, shall mean to put into use or place in final position said services, materials, or equipment complete and ready for intended use.

3. The words "perform" or "provide," when used in connection with services, materials, or equipment, shall mean to furnish and install said services, materials, or equipment complete and ready for intended use.

4. When "furnish," "install," "perform," or "provide" is not used in connection with services, materials, or equipment in a context clearly requiring an obligation of Contractor, "provide" is implied.

F. Unless stated otherwise in the Contract Documents, words or phrases that have a well-known technical or construction industry or trade meaning are used in the Contract Documents in accordance with such recognized meaning.

## ARTICLE 2 – PRELIMINARY MATTERS

2.01 *Delivery of Bonds and Evidence of Insurance*

A. Before Owner delivers the executed counterparts of the Contract to Contractor, Contractor shall deliver to Owner such bonds as Contractor may be required to furnish.

B. *Evidence of Insurance:* Before any Work at the Site is started, Contractor shall deliver such evidence of insurance, with copies to each additional insured, which Contractor is required to purchase and maintain in accordance with Article 5.

2.02 *Copies of Documents*

A. Bid documents are available on the City's website, www.cityofalachua.org and can be found by selecting Finance & Administrative Services, then selecting Purchasing and selecting RFB, RFP and RFQs Listing.

2.03 *Commencement of Contract Times; Notice to Proceed*

A. The Contract Times will commence on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within 30 days after the Effective Date of the Contract but not before delivery to Contractor of a City Purchase Order. In no event will the Contract Times commence to run later than the sixtieth day after the day of Bid opening or the thirtieth day after the Effective Date of the Agreement, whichever date is earlier.

2.04 *Starting the Work*

A. Contractor shall start to perform the Work on the date when the Contract Times commence to run. No Work shall be done at the Site prior to the date on which the Contract Times commence to run.

2.05 *Before Starting Construction*

A. *Preliminary Schedules:* Within 10 days after the Effective Date of the Contract (unless otherwise specified in the General Requirements or Supplementary Conditions), Contractor shall timely submit owner for review and acceptance the following schedules:

1. a preliminary Progress Schedule indicating the times (numbers of days or dates) for starting and completing the various stages of the Work, including any Milestones specified in the Contract Documents;

2. a preliminary Schedule of Submittals; and

3. a preliminary Schedule of Values for all of the Work, to include that submitted as a part of the Contract Price solicitation process and attached to the Contract as an Exhibit, which includes quantities and prices of items which when added together equal the Contract Price and subdivides the Work into component parts in sufficient detail to serve as the basis for progress payments during performance of the Work. Such prices will include an appropriate amount of overhead and profit applicable to each item of Work.

2.06 *Preconstruction Conference; Designation of Authorized Representatives*

A. Before any Work at the Site is started, a conference attended by Owner, Contractor, and others as appropriate will be held to establish a working understanding among the parties as to the Work and to discuss the schedules referred to in Paragraph 2.05.A, procedures for handling Shop Drawings and other submittals, processing Applications for Payment, and maintaining required records.

B. At this conference Owner and Contractor each shall designate, in writing, a specific individual to act as its authorized representative with respect to the services and responsibilities under the Contract. Such individuals shall have the authority to transmit instructions, receive information, render decisions relative to the Contract, and otherwise act on behalf of each respective party.

2.07 *Initial Acceptance of Schedules*

A. At least 10 days before submission of the first Application for Payment a conference attended by Contractor, and others as appropriate will be held to review for acceptability to Owner as

provided below the schedules submitted in accordance with Paragraph 2.05.A. Contractor shall have an additional 10 days to make corrections and adjustments and to complete and resubmit the schedules. No progress payment shall be made to Contractor until acceptable schedules are submitted to Owner.

1. The Progress Schedule will be acceptable to Owner if it provides an orderly progression of the Work to completion within the Contract Times. Such acceptance will not impose on Owner responsibility for the Progress Schedule, for sequencing, scheduling, or progress of the Work, nor interfere with or relieve Contractor from Contractor's full responsibility therefor.

2. Contractor's Schedule of Submittals will be acceptable to Owner if it provides a workable arrangement for reviewing and processing the required submittals.

3. Contractor's Schedule of Values will be acceptable to Owner as to form and substance if upon review, it provides a reasonable allocation of the Contract Price to component parts of the Work; otherwise changes will be required for the contractor before the Schedule of Values is accepted.

## ARTICLE 3 – CONTRACT DOCUMENTS: INTENT, AMENDING, REUSE

3.01 *Intent*

A. The Contract Documents are complementary; what is required by one is as binding as if required by all.

B. It is the intent of the Contract Documents to describe a functionally complete project (or part thereof) to be constructed in accordance with the Contract Documents. Any labor, documentation, services, materials, or equipment that reasonably may be inferred from the Contract Documents or from prevailing custom or trade usage as being required to produce the indicated result will be provided whether or not specifically called for, at no additional cost to Owner.

3.02 *Reference Standards*

A. Standards, Specifications, Codes, Laws, and Regulations

1. Reference to standards, specifications, manuals, or codes of any technical society, organization, or association, or to Laws or Regulations, whether such reference be specific or by implication, shall mean the standard, specification, manual, code, or Laws or Regulations in effect at the time of opening of Bids (or on the Effective Date of the Contract if there were no Bids), except as may be otherwise specifically stated in the Contract Documents.

2. No provision of any such standard, specification, manual, or code, or any instruction of a Supplier, shall be effective to change the duties or responsibilities of Owner, Contractor, or any of their subcontractors, consultants, agents, or employees, from those set forth in the Contract Documents. No such provision or instruction shall be effective to assign to Owner, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, any duty or authority to supervise or direct the performance

of the Work or any duty or authority to undertake responsibility inconsistent with the provisions of the Contract Documents.

3.03 *Reporting and Resolving Discrepancies*

A. *Reporting Discrepancies:*

1. *Contractor Review of Contract Documents Before Starting Work*: Before undertaking each part of the Work, Contractor shall carefully study and compare the Contract Documents and check and verify pertinent figures therein and all applicable field measurements. Contractor shall promptly report in writing to Owner any conflict, error, ambiguity, or discrepancy which Contractor discovers, or has actual knowledge of, and shall obtain a written interpretation or clarification from Owner before proceeding with any Work affected thereby.

2. *Contractor Review of Contract Documents During Performance of Work*: If, during the performance of the Work, Contractor discovers any conflict, error, ambiguity, or discrepancy within the Contract Documents, or between the Contract Documents and (a) any applicable Law or Regulation, (b) any standard, specification, manual, or code, or (c) any instruction of any Supplier, then Contractor shall promptly report it to Owner in writing. Contractor shall not proceed with the Work affected thereby (except in an emergency as required by Paragraph 6.17.A) until an amendment or supplement to the Contract Documents has been issued by one of the methods indicated in Paragraph 3.04.

3. Contractor shall not be liable to Owner or Owner for failure to report any conflict, error, ambiguity, or discrepancy in the Contract Documents unless Contractor had actual knowledge thereof.

B. *Resolving Discrepancies:*

1. Except as may be otherwise specifically stated in the Contract Documents, the provisions of the Contract Documents shall take precedence in resolving any conflict, error, ambiguity, or discrepancy between the provisions of the Contract Documents and:

a. the provisions of any standard, specification, manual, or code, or the instruction of any Supplier (whether or not specifically incorporated by reference in the Contract Documents); or

b. the provisions of any Laws or Regulations applicable to the performance of the Work (unless such an interpretation of the provisions of the Contract Documents would result in violation of such Law or Regulation).

3.04 *Amending and Supplementing Contract Documents*

A. The Contract Documents may be amended to provide for additions, deletions, and revisions in the Work or to modify the terms and conditions thereof only by a Change Order.

3.05 *Reuse of Documents*

A. Contractor and any Subcontractor or Supplier shall not:

1. have or acquire any title to or ownership rights in any of the Drawings, Specifications, or other documents (or copies of any thereof) prepared by Owner or its consultants, including electronic media editions; or

2. reuse any such Drawings, Specifications, other documents, or copies thereof on extensions of the Project or any other project without written consent of Owner and specific written verification or adaptation by Owner.

B. The prohibitions of this Paragraph 3.05 will survive final payment, or termination of the Contract. Nothing herein shall preclude Contractor from retaining copies of the Contract Documents for record purposes.

3.06 *Electronic Data*

A. The data furnished by Owner to Contractor, or by Contractor to Owner, of text, data, graphics, or other types should be in electronic searchable format (*.pdf).

B. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 5 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 5-day acceptance period will be corrected by the transferring party.

C. When transferring documents in electronic media format, the transferring party makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by the data's creator.

## ARTICLE 4 – AVAILABILITY OF LANDS; SUBSURFACE AND PHYSICAL CONDITIONS; HAZARDOUS ENVIRONMENTAL CONDITIONS; REFERENCE POINTS

4.01 *Availability of Lands*

A. Owner shall furnish the Site. Owner shall notify Contractor of any encumbrances or restrictions not of general application but specifically related to use of the Site with which Contractor must comply in performing the Work. Owner will obtain in a timely manner and pay for easements for permanent structures or permanent changes in existing facilities. If Contractor and Owner are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in the Contract Price or Contract Times, or both, as a result of any delay in Owner's furnishing the Site or a part thereof, Contractor may make a Claim therefore as provided in Paragraph 10.05. **This subsection, Article 4.01, shall not apply in the event the Scope of Work described is confined to and occurring within a public right-of-way or government owned property.**

B. Upon reasonable written request, Owner shall furnish Contractor with a current statement of record legal title and legal description of the lands upon which the Work is to be performed and Owner's interest therein.

C. Contractor shall provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

4.02 *Differing Subsurface or Physical Conditions*

A. *Notice:* If Contractor believes that any subsurface or physical condition that is uncovered or revealed either:

1. is of such a nature as to establish that any "technical data" on which Contractor is entitled to rely as provided in Paragraph 4.02 is materially inaccurate; or

2. is of such a nature as to require a change in the Contract Documents; or

3. differs materially from that shown or indicated in the Contract Documents; or

4. is of an unusual nature, and differs materially from conditions ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract Documents;

then Contractor shall, promptly after becoming aware thereof and before further disturbing the subsurface or physical conditions or performing any Work in connection therewith (except in an emergency as required by Paragraph 6.17.A), notify Owner in writing about such condition. Contractor shall not further disturb such condition or perform any Work in connection therewith (except as aforesaid) until receipt of written order to do so.

B. *Review*: After receipt of written notice as required by Paragraph 4.02.A, Owner will promptly review the pertinent condition, determine the necessity of Owner obtaining exploration or tests with respect thereto, and advise Contractor in writing (with a copy to Contractor) of Owner's findings and conclusions.

C. *Possible Price and Times Adjustments:*

1. The Contract Price or the Contract Times, or both, will be equitably adjusted to the extent that the existence of such differing subsurface or physical condition causes an increase or decrease in Contractor's cost of, or time required for, performance of the Work; subject, however, to the following:

a. with respect to Work that is paid for on a unit price basis, any adjustment in Contract Price will be subject to the provisions of Paragraphs 9.07 and 11.03.

2. Contractor shall not be entitled to any adjustment in the Contract Price or Contract Times if:

a. Contractor knew of the existence of such conditions at the time Contractor made a final commitment to Owner with respect to Contract Price and Contract Times by the submission of a Bid or becoming bound under a negotiated contract; or

b. the existence of such condition could reasonably have been discovered or revealed as a result of any examination, investigation, exploration, test, or study of the Site and contiguous areas required by the Bidding Requirements or Contract Documents to be conducted by or for Contractor prior to Contractor's making such final commitment; or

c. Contractor failed to give written notice as required by Paragraph 4.02.A.

3. If Owner and Contractor are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in the Contract Price or Contract Times, or both, a Claim may be made therefor as provided in Paragraph 10.05. However, neither Owner, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors shall be liable to Contractor for any claims, costs, losses, or damages (including but not limited to all fees and charges of Owners, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) sustained by Contractor on or in connection with any other project or anticipated project.

4.03 *Underground Facilities*

A. *Shown or Indicated:* The information and data shown or indicated in the Contract Documents with respect to existing Underground Facilities at or contiguous to the Site is based on information and data furnished to Owner by the owners of such Underground Facilities, including Owner, or by others.

1. Owner shall not be responsible for the accuracy or completeness of any such information or data provided by others; and

2. the cost of all of the following will be included in the Contract Price, and Contractor shall have full responsibility for:

a. reviewing and checking all such information and data;

b. locating all Underground Facilities discoverable, shown or otherwise indicated in the Contract Documents and/or made known to Contractor by Contractor contacting Sunshine 811 and otherwise complying with Chapter 556, Florida Statutes.

c. coordination of the Work with the owners of such Underground Facilities, including Owner, during construction; and

d. the safety and protection of all such Underground Facilities and repairing any damage thereto resulting from the Work.

B. *Not Shown or Indicated:*

1. If an Underground Facility is uncovered or revealed at or contiguous to the Site which was not shown or indicated, or not shown or indicated with reasonable accuracy in the Contract Documents, Contractor shall, promptly after becoming aware thereof and before further disturbing conditions affected thereby or performing any Work in connection therewith (except in an emergency as required by Paragraph 6.17.A), identify the owner of such Underground Facility and give written notice to that owner and to Owner. Owner will promptly review the Underground Facility and determine the extent, if any, to which a change is required in the Contract Documents to reflect and document the consequences of the existence or location of the Underground Facility. During such time, Contractor shall be responsible for the safety and protection of such Underground Facility.

2. If Owner concludes that a change in the Contract Documents is required, a Change Order will be issued to reflect and document such consequences. An equitable adjustment shall be made in the Contract Price or Contract Times, or both, to the extent that they are attributable to the existence or location of any Underground Facility that was not shown

or indicated or not shown or indicated with reasonable accuracy in the Contract Documents and that Contractor did not know of and could not reasonably have been expected to be aware of or to have anticipated. If Owner and Contractor are unable to agree on entitlement to or on the amount or extent, if any, of any such adjustment in Contract Price or Contract Times, Owner or Contractor may make a Claim therefor as provided in Paragraph 10.05.

4.04 *Reference Points*

A. Owner shall provide maps to establish reference points for construction which in Owner's judgment are necessary to enable Contractor to proceed with the Work. Contractor shall be responsible for laying out the Work, shall protect and preserve the established reference points and property monuments, and shall make no changes or relocations without the prior written approval of Owner. Contractor shall report to Owner whenever any reference point or property monument is lost or destroyed or requires relocation because of necessary changes in grades or locations, and shall be responsible for the accurate replacement or relocation of such reference points or property monuments by professionally qualified personnel.

4.05 *Hazardous Environmental Condition at Site*

A. Contractor shall not be responsible for any Hazardous Environmental Condition uncovered or revealed at the Site which was not shown or indicated in Drawings or Specifications or identified in the Contract Documents to be within the scope of the Work. Contractor shall be responsible for a Hazardous Environmental Condition created with any materials brought to the Site by Contractor, Subcontractors, Suppliers, or anyone else for whom Contractor is responsible.

B. If Contractor encounters a Hazardous Environmental Condition or if Contractor or anyone for whom Contractor is responsible creates a Hazardous Environmental Condition, Contractor shall immediately: (i) secure or otherwise isolate such condition; (ii) stop all Work in connection with such condition and in any area affected thereby (except in an emergency as required by Paragraph 6.17.A); and (iii) notify Owner (and promptly thereafter confirm such notice in writing). Owner shall determine the necessity for Owner to retain a qualified expert to evaluate such condition or take corrective action, if any. Owner shall take such actions as are necessary to permit Contractor to timely obtain required permits and provide Contractor the written notice.

C. Contractor shall not be required to resume Work in connection with such condition or in any affected area until after Owner has obtained any required permits related thereto and delivered written notice to Contractor: (i) specifying that such condition and any affected area is or has been rendered safe for the resumption of Work; or (ii) specifying any special conditions under which such Work may be resumed safely. If Owner and Contractor cannot agree as to entitlement to or on the amount or extent, if any, of any adjustment in Contract Price or Contract Times, or both, as a result of such Work stoppage or such special conditions under which Work is agreed to be resumed by Contractor, either party may make a Claim therefor as provided in Paragraph 10.05.

D. If after receipt of such written notice Contractor does not agree to resume such Work based on a reasonable belief it is unsafe, or does not agree to resume such Work under such special conditions, then Owner may order the portion of the Work that is in the area affected by such condition to be deleted from the Work. If Owner and Contractor cannot agree as to entitlement

to or on the amount or extent, if any, of an adjustment in Contract Price or Contract Times as a result of deleting such portion of the Work, then either party may make a Claim therefor as provided in Paragraph 10.05. Owner may have such deleted portion of the Work performed by Owner's own forces or others in accordance with Article 7.

E. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of Owner from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of Owners, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to a Hazardous Environmental Condition created by Contractor or by anyone for whom Contractor is responsible. Nothing in this Paragraph 4.05.E shall obligate Contractor to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.

F. The provisions of Paragraphs 4.02 and 4.03 do not apply to a Hazardous Environmental Condition uncovered or revealed at the Site.

## ARTICLE 5 – BONDS AND INSURANCE

5.01 *Performance, Payment, and Other Bonds*

A. Contractor shall furnish performance and payment bonds, each in an amount at least equal to the Contract Price as security for the faithful performance and payment of all of Contractor's obligations under the Contract Documents. These bonds shall remain in effect until one year after the date when final payment becomes due or until completion of the correction period specified in Paragraph 13.07, whichever is later, except as provided otherwise by Laws or Regulations or by the Contract Documents. Contractor shall also furnish such other bonds as are required by the Contract Documents.

B. All bonds shall be in the form prescribed by the Contract Documents except as provided otherwise by Laws or Regulations, and shall be executed by such sureties as are named in the list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury. All bonds signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety. The evidence of authority shall show that it is effective on the date the agent or attorney-in-fact signed each bond.

C. If the surety on any bond furnished by Contractor is declared bankrupt or becomes insolvent or its right to do business is terminated in any state where any part of the Project is located or it ceases to meet the requirements of Paragraph 5.01.B, Contractor shall promptly notify Owner and Owner and shall, within 20 days after the event giving rise to such notification, provide another bond and surety, both of which shall comply with the requirements of Paragraphs 5.01.B and 5.02.

5.02 *Licensed Sureties and Insurers*

A. All bonds and insurance required by the Contract Documents to be purchased and maintained by Owner or Contractor shall be obtained from surety or insurance companies that are duly

licensed or authorized in the jurisdiction in which the Project is located to issue bonds or insurance policies for the limits and coverages so required. Such surety and insurance companies shall also meet such additional requirements and qualifications as may be provided in the Supplementary Conditions.

B. Bid Bonds. Shall be in the form of a cashier's check, other certified Bank Check (made payable to the City of Alachua) or other surety as described in A., supra. Bid Bonds will be returned to Bidder upon complete execution of the Contract for the work at the price Bid. The Bid Bond will be automatically converted to the property of the City of Alachua if the Bidder has not executed the Contract as set forth in this paragraph within seven (7) City working days after Bid Award.

5.03 *Certificates of Insurance*

A. Contractor shall deliver to Owner, before beginning any work, and with copies to each additional insured and loss payee identified in the Supplementary Conditions, certificates of insurance (and other evidence of insurance requested by Owner or any other additional insured) which Contractor is required to purchase and maintain.

B. Failure of Owner to demand such certificates or other evidence of Contractor's full compliance with these insurance requirements or failure of Owner to identify a deficiency in compliance from the evidence provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.

C. Owner does not represent that insurance coverage and limits established in this Contract necessarily will be adequate to protect Contractor.

D. The insurance and insurance limits required herein shall not be deemed as a limitation on Contractor's liability under the indemnities granted to Owner in the Contract Documents.

5.04 *Contractor's Insurance*

A. Contractor shall purchase and maintain such insurance as is appropriate for the Work being performed and as will provide protection from claims set forth below which may arise out of or result from Contractor's performance of the Work and Contractor's other obligations under the Contract Documents, whether it is to be performed by Contractor, any Subcontractor or Supplier, or by anyone directly or indirectly employed by any of them to perform any of the Work, or by anyone for whose acts any of them may be liable:

1. claims under workers' compensation, disability benefits, and other similar employee benefit acts;

2. claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees;

3. claims for damages because of bodily injury, sickness or disease, or death of any person other than Contractor's employees;

4. claims for damages insured by reasonably available personal injury liability coverage which are sustained:

a. by any person as a result of an offense directly or indirectly related to the employment of such person by Contractor, or

b. by any other person for any other reason;

5. claims for damages, other than to the Work itself, because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom; and

6. claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle.

B. The policies of insurance required by this Paragraph 5.04 shall:

1. with respect to insurance required by Paragraphs 5.04.A.3 through 5.04.A.6 inclusive, be written on an occurrence basis, include as additional insureds (subject to any customary exclusion regarding professional liability) Owner, and any other individuals or entities identified in the Contract Documents, all of whom shall be listed as additional insureds, and include coverage for the respective officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of all such additional insureds, and the insurance afforded to these additional insureds shall provide primary coverage for all claims covered thereby;

2. include at least the specific coverages and be written for not less than the limits of liability provided in the Contract Documents or required by Laws or Regulations, whichever is greater;

3. include contractual liability insurance covering Contractor's indemnity obligations under Paragraphs 6.12 and 6.21;

4. contain a provision or endorsement that the coverage afforded will not be canceled, materially changed or renewal refused until at least 30 days prior written notice has been given to Owner and Contractor and to each other additional insured identified in the Supplementary Conditions to whom a certificate of insurance has been issued (and the certificates of insurance furnished by the Contractor pursuant to Paragraph 5.03 will so provide);

5. remain in effect at least until final payment and at all times thereafter when Contractor may be correcting, removing, or replacing defective Work in accordance with Paragraph 13.07; and

6. include completed operations coverage:

a. Such insurance shall remain in effect for two years after final payment.

b. Contractor shall furnish Owner and each other additional insured identified in the Contract Documents, to whom a certificate of insurance has been issued, evidence satisfactory to Owner and any such additional insured of continuation of such insurance at final payment and one year thereafter.

5.05 *Property Insurance*

A. Contractor shall purchase and maintain property insurance upon the Work at the Site in the amount of the full replacement cost thereof (subject to such deductible amounts as may be provided in the Supplementary Conditions or required by Laws and Regulations). This insurance shall:

1. include the interests of Owner, Contractor, Subcontractors, and Engineer, and any other individuals or entities identified in the Supplementary Conditions, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, each of whom is deemed to have an insurable interest and shall be listed as a loss payee;

2. be written on a Builder's Risk "all-risk" policy form that shall at least include insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment in transit, and shall insure against at least the following perils or causes of loss: fire, lightning, extended coverage, theft, vandalism and malicious mischief, earthquake, sinkhole, collapse, debris removal, demolition occasioned by enforcement of Laws and Regulations, water damage (other than that caused by flood), and such other perils or causes of loss as may be specifically required by the Supplementary Conditions.

3. include expenses incurred in the repair or replacement of any insured property (including but not limited to fees and charges of engineers and architects);

4. cover materials and equipment stored at the Site or at another insured location that was agreed to in writing by Owner prior to being incorporated in the Work, provided that such materials and equipment have been included in an Application for Payment recommended by Engineer;

5. allow for partial utilization of the Work by Owner;

6. include testing and startup; and

7. be maintained in effect until Certificate of Occupancy has been obtained and final payment is made unless otherwise agreed to in writing by Owner, Contractor, and Engineer with 30 days written notice to each other loss payee to whom a certificate of insurance has been issued.

B. Owner shall purchase and maintain such equipment breakdown insurance or additional property insurance as may be required by the Supplementary Conditions or Laws and Regulations which will include the interests of Owner, Contractor, Subcontractors, and Engineer, and any other individuals or entities identified in the Supplementary Conditions, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, each of whom is deemed to have an insurable interest and shall be listed as a loss payee.

C. All the policies of insurance (and the certificates or other evidence thereof) required to be purchased and maintained in accordance with this Paragraph 5.06 will contain a provision or endorsement that the coverage afforded will not be canceled or materially changed or renewal refused until at least 30 days prior written notice has been given to Owner and Contractor and to each other loss payee to whom a certificate of insurance has been issued and will contain waiver provisions in accordance with Paragraph 5.07.

D. Owner shall not be responsible for purchasing and maintaining any property insurance specified in this Paragraph 5.06 to protect the interests of Contractor, Subcontractors, or others in the Work to the extent of any deductible amounts that are identified in the Supplementary Conditions. The risk of loss within such identified deductible amount will be borne by Contractor, Subcontractors, or others suffering any such loss, and if any of them wishes property insurance coverage within the limits of such amounts, each may purchase and maintain it at the purchaser's own expense.

5.06 *Waiver of Rights*

A. Owner and Contractor intend that all policies purchased in accordance with Paragraph 5.03 and 5.04 will protect Owner, Contractor, Subcontractors, and any other individuals or entities identified in the Supplementary Conditions as loss payees (and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them) in such policies and will provide primary coverage for all losses and damages caused by the perils or causes of loss covered thereby. All such policies shall contain provisions to the effect that in the event of payment of any loss or damage the insurers will have no rights of recovery against any of the insureds or loss payees thereunder. Owner and Contractor waive all rights against each other and their respective officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them for all losses and damages caused by, arising out of or resulting from any of the perils or causes of loss covered by such policies and any other property insurance applicable to the Work; and, in addition, waive all such rights against Subcontractors and all other individuals or entities identified as loss payees (and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them) under such policies for losses and damages so caused. None of the above waivers shall extend to the rights that any party making such waiver may have to the proceeds of insurance held by Owner as trustee or otherwise payable under any policy so issued.

B. Owner and Contractor waive all rights against the other for:

1. loss due to business interruption, loss of use, or other consequential loss extending beyond direct physical loss or damage to Owner's property or the Work caused by, arising out of, or resulting from fire or other perils whether or not insured; and

2. loss or damage to the completed Project or part thereof caused by, arising out of, or resulting from fire or other insured peril or cause of loss covered by any property insurance maintained on the completed Project or part thereof during partial utilization pursuant to Paragraph 14.05, after Substantial Completion or after final payment.

C. Any insurance policy maintained by Contractor covering any loss, damage or consequential loss referred to in Paragraph 5.05 shall contain provisions to the effect that in the event of payment of any such loss, damage, or consequential loss, the insurers will have no rights of recovery against Owner, Contractor, Subcontractors and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them.

5.07 *Receipt and Application of Insurance Proceeds*

A. Any insured loss under the policies of insurance will be adjusted with Owner and made payable to Owner as fiduciary for the loss payees, as their interests may appear, subject to the

requirements of any applicable mortgage clause. Owner shall deposit in a separate account any money so received and shall distribute it in accordance with such agreement as the parties in interest may reach. If no other special agreement is reached, the damaged Work shall be repaired or replaced, the moneys so received applied on account thereof, and the Work and the cost thereof covered by an appropriate Change Order.

B. Owner as fiduciary shall have power to adjust and settle any loss with the insurers unless one of the parties in interest shall object in writing within 15 days after the occurrence of loss to Owner's exercise of this power. If such objection be made, Owner as fiduciary shall make settlement with the insurers in accordance with such agreement as the parties in interest may reach. If no such agreement among the parties in interest is reached, Owner as fiduciary shall adjust and settle the loss with the insurers and, if required in writing by any party in interest, Owner as fiduciary shall give bond for the proper performance of such duties.

5.08 *Acceptance of Bonds and Insurance; Option to Replace*

A. If Owner has any objection to the coverage afforded by or other provisions of the bonds or insurance required to be purchased and maintained by the Contractor in accordance with Article 5 on the basis of non-conformance with the Contract Documents, the Owner shall so notify the other party in writing within 10 days after receipt of the certificates (or other evidence requested) required by Paragraph 2.01.B. Contractor shall provide to Owner such additional information in respect of insurance provided as the Owner may reasonably request. If Contractor does not purchase or maintain all of the bonds and insurance required of such party by the Contract Documents, Contractor shall notify the Owner in writing of such failure to purchase prior to the start of the Work, or of such failure to maintain prior to any change in the required coverage. Without prejudice to any other right or remedy, the Owner may elect to obtain equivalent bonds or insurance to protect Owner interests at the expense of Contractor who was required to provide such coverage, and a Change Order shall be issued to adjust the Contract Price accordingly.

## ARTICLE 6 – CONTRACTOR'S RESPONSIBILITIES

6.01 *Supervision and Superintendence*

A. Contractor shall supervise, inspect, and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. Contractor shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction. Contractor shall not be responsible for the negligence of Owner in the design or specification of a specific means, method, technique, sequence, or procedure of construction which is shown or indicated in and expressly required by the Contract Documents.

B. At all times during the progress of the Work, Contractor shall assign a competent resident superintendent who shall not be replaced without written notice to Owner except under extraordinary circumstances.

6.02 *Independent Contractor*

A In the Owner performance of its duties and responsibilities under this Agreement, it is mutually understood and agreed the Contractor is at all time acting and performing as an

independent contractor. Nothing is this Agreement is intended to or shall be deemed to constitute an employer an employer/employee relationship, partnership or joint venture between the Parties. The Contractor shall at all times remain an independent contractor with respects to the services to be performed under this agreement.

B The Contractor, its officers, agents, employees, subcontractors, or assignees, in performance of this Agreement shall act in the capacity of an independent contractor and as an officer, employee, agent joint venture, or partner of the Owner. Nor shall the Contractor represent to others that, as the Contractor, it has the authority to bind Owner unless specially authorized to do so.

C Neither the Contractor, nor its officers, agents, employees subcontractors, or assignees are entitles to State retirement or State leave benefit, or to any other compensation of State employment as result of performing the duties obligated in this Agreement.

D The Contractor agrees to take such action as made be necessary to ensure that each subcontractor will be deemed to be an independent contractor and will not be considered or permitted to be as agent, employee, servant, joint venturer, or partner of the Owner.

E Owner shall not be responsible for withholding taxes with respect to the Contractor use of funds under this Agreement. The Contractor shall have no claim against Owner for vacation pay, sick leave, retirement benefits, social security, workers compensation, health or disability benefits, reemployment assistance benefits, or employee benefits of any kind. The contractor shall ensure that its employees, subcontractors and other agents receive necessary workers compensation and reemployment assistance benefits from an employer other than Owner.

F The Contractor, at all times during this Agreement, must comply with the reporting and Reemployment Assistance contribution payment requirements of Chapter 443, F.S.

6.03 *Labor; Working Hours*

A. *E-Verify*- The Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all employees during the term of the contract; and shall expressly require any subcontractors performing work or providing services pursuant to this contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all employees hired by the subcontractor during the contract term.

B. *Compliance*- The Contractor shall perform the Agreement in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, procedures, guidelines, standards, specifications and permits, as the same may be constituted and amended from time to time, including, without limitation, those of the FDOT, Water Management District with requisite jurisdiction, Florida Department of Environmental Protection, Environmental Protection Agency, Army Corps of Engineers, United States Coast Guard and local governmental entities ("Governmental Law").

C. Contractor shall provide competent, suitably qualified personnel to survey and lay out the Work and perform construction as required by the Contract Documents. Contractor shall at all times maintain good discipline and order at the Site.

D. Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise stated in the Contract Documents, all Work at the Site shall be performed during regular working hours. Contractor will not permit the performance of Work during extended working hours, on a Saturday, Sunday, or any legal holiday without Owner's written consent (which will not be unreasonably withheld) given after prior written notice to Owner.

6.04 *Services, Materials, and Equipment*

A. Unless otherwise specified in the Contract Documents, Contractor shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start-up, and completion of the Work.

B. All materials and equipment incorporated into the Work shall be as specified or, if not specified, shall be of good quality and new, except as otherwise provided in the Contract Documents. All special warranties and guarantees required by the Specifications shall expressly run to the benefit of Owner. If required by Owner, Contractor shall furnish satisfactory evidence (including reports of required tests) as to the source, kind, and quality of materials and equipment.

C. All materials and equipment shall be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable Supplier, except as otherwise may be provided in the Contract Documents.

6.05 *Progress Schedule*

A. Contractor shall adhere to the Progress Schedule established in accordance with Paragraph 2.07 as it may be adjusted from time to time as provided below.

1. Contractor shall submit to Owner for acceptance (to the extent indicated in Paragraph 2.07) proposed adjustments in the Progress Schedule that will not result in changing the Contract Times. Such adjustments will comply with any provisions of the General Requirements applicable thereto.

2. Proposed adjustments in the Progress Schedule that will change the Contract Times shall be submitted in accordance with the requirements of Article 12. Adjustments in Contract Times may only be made by a Change Order.

6.06 *Substitutes and "Or-Equals"*

A. Whenever an item of material or equipment is specified or described in the Contract Documents by using the name of a proprietary item or the name of a particular Supplier, the specification or description is intended to establish the type, function, appearance, and quality required. Unless the specification or description contains or is followed by words reading that no like, equivalent, or "or-equal" item or no substitution is permitted, other items of material

or equipment or material or equipment of other Suppliers may be submitted to Owner for review under the circumstances described below.

1. *"Or-Equal" Items:* If in Owner's sole discretion an item of material or equipment proposed by Contractor is functionally equal to that named and sufficiently similar so that no change in related Work will be required, it may be considered by Owner as an "or-equal" item. For the purposes of this Paragraph 6.06.A.1, a proposed item of material or equipment will be considered functionally equal to an item so named if:

    a. in the exercise of reasonable judgment Owner determines that:

        1) it is at least equal in materials of construction, quality, durability, appearance, strength, and design characteristics;

        2) it will reliably perform at least equally well the function and achieve the results imposed by the design concept of the completed Project as a functioning whole; and

        3) it has a proven record of performance and availability of responsive service.

    b. Contractor certifies that, if approved and incorporated into the Work:

        1) there will be no increase in cost to the Owner or increase in Contract Times; and

        2) it will conform substantially to the detailed requirements of the item named in the Contract Documents.

2. *Substitute Items:*

    a. If in Owner's sole discretion an item of material or equipment proposed by Contractor does not qualify as an "or-equal" item under Paragraph 6.06.A.1, it will be considered a proposed substitute item.

    b. Contractor shall submit sufficient information as provided below to allow Owner to determine if the item of material or equipment proposed is essentially equivalent to that named and an acceptable substitute therefor. Requests for review of proposed substitute items of material or equipment will not be accepted by Owner from anyone other than Contractor.

    c. The requirements for review by Owner will be as set forth in Paragraph 6.06.A.2.d, as supplemented by the General Requirements, and as Owner may decide is appropriate under the circumstances.

    d. Contractor shall make written application to Owner for review of a proposed substitute item of material or equipment that Contractor seeks to furnish or use. The application:

        1) shall certify that the proposed substitute item will:

            a) perform adequately the functions and achieve the results called for by the general design,

            b) be similar in substance to that specified, and

c) be suited to the same use as that specified;

2) will state:

a) the extent, if any, to which the use of the proposed substitute item will prejudice Contractor's achievement of Substantial Completion on time,

b) whether use of the proposed substitute item in the Work will require a change in any of the Contract Documents (or in the provisions of any other direct contract with Owner for other work on the Project) to adapt the design to the proposed substitute item, and

c) whether incorporation or use of the proposed substitute item in connection with the Work is subject to payment of any license fee or royalty;

3) will identify:

a) all variations of the proposed substitute item from that specified, and

b) available owning, sales, maintenance, repair, and replacement services; and

4) shall contain an itemized estimate of all costs or credits that will result directly or indirectly from use of such substitute item, including costs of redesign and claims of other contractors affected by any resulting change.

B. *Substitute Construction Methods or Procedures:* If a specific means, method, technique, sequence, or procedure of construction is expressly required by the Contract Documents, Contractor may furnish or utilize a substitute means, method, technique, sequence, or procedure of construction approved by Owner. Contractor shall submit sufficient information to allow Owner, in Owner's sole discretion, to determine that the substitute proposed is equivalent to that expressly called for by the Contract Documents. The requirements for review by Owner will be similar to those provided in Paragraph 6.06.A.2.

C. *Owner's Evaluation:* Owner will be allowed a reasonable time within which to evaluate each proposal or submittal made pursuant to Paragraphs 6.06.A and 6.06.B. Owner may require Contractor to furnish additional data about the proposed substitute item. Owner will be the sole judge of acceptability. No "or equal" or substitute will be ordered, installed or utilized until Owner's review is complete, which will be evidenced by a Change Order in the case of a substitute and an approved Shop Drawing for an "or equal." Owner will advise Contractor in writing of any negative determination.

D. *Special Guarantee:* Owner may require Contractor to furnish at Contractor's expense a special performance guarantee or other surety with respect to any substitute.

E. *Owner's Cost Reimbursement*: If Owner requires the services of an Owner to evaluate a contract or request Owner will record Owner's costs in evaluating the submitted by Contractor. Whether or not Owner approves a substitute so proposed or submitted by Contractor, Contractor shall reimburse Owner for the reasonable charges of Owner for evaluating each such proposed substitute. Contractor shall also reimburse Owner for the reasonable charges of Owner for making changes in the Contract Documents (or in the provisions of any other direct contract with Owner) resulting from the acceptance of each proposed substitute.

F. *Contractor's Expense*: Contractor shall provide all data in support of any proposed substitute or "or-equal" at Contractor's expense.

6.07 *Concerning Subcontractors, Suppliers, and Others*

A. Contractor shall not employ any Subcontractor, Supplier, or other individual or entity, whether initially or as a replacement, against whom Owner may have reasonable objection. Contractor shall not be required to employ any Subcontractor, Supplier, or other individual or entity to furnish or perform any of the Work against whom Contractor has reasonable objection.

B. Owner's acceptance (either in writing or by failing to make written objection thereto) of any such Subcontractor, Supplier, or other individual or entity so identified may be revoked on the basis of reasonable objection after due investigation. Contractor shall submit an acceptable replacement for the rejected Subcontractor, Supplier, or other individual or entity, and the Contract Price will be adjusted by the difference in the cost occasioned by such replacement, and an appropriate Change Order will be issued. No acceptance by Owner of any such Subcontractor, Supplier, or other individual or entity, whether initially or as a replacement, shall constitute a waiver of any right of Owner to reject defective Work.

C. Contractor shall be fully responsible to Owner for all acts and omissions of the Subcontractors, Suppliers, and other individuals or entities performing or furnishing any of the Work just as Contractor is responsible for Contractor's own acts and omissions. Nothing in the Contract Documents:

1. shall create for the benefit of any such Subcontractor, Supplier, or other individual or entity any contractual relationship with Owner and any such Subcontractor, Supplier or other individual or entity; nor

2. shall create any obligation on the part of Owner or Owner to pay or to see to the payment of any moneys due any such Subcontractor, Supplier, or other individual or entity except as may otherwise be required by Laws and Regulations.

D. Contractor shall be solely responsible for scheduling and coordinating the Work of Subcontractors, Suppliers, and other individuals or entities performing or furnishing any of the Work under a direct or indirect contract with Contractor.

E. Contractor shall require all Subcontractors, Suppliers, and such other individuals or entities performing or furnishing any of the Work to communicate with Owner through Contractor.

F. The divisions and sections of the Specifications and the identifications of any Drawings shall not control Contractor in dividing the Work among Subcontractors or Suppliers or delineating the Work to be performed by any specific trade.

G. All Work performed for Contractor by a Subcontractor or Supplier will be pursuant to an appropriate agreement between Contractor and the Subcontractor or Supplier which specifically binds the Subcontractor or Supplier to the applicable terms and conditions of the Contract Documents for the benefit of Owner. Whenever any such agreement is with a Subcontractor or Supplier who is listed as a loss payee on property insurance, the agreement between the Contractor and the Subcontractor or Supplier will contain provisions whereby the Subcontractor or Supplier waives all rights against Owner, Contractor, and all other

individuals or entities identified in the Supplementary Conditions to be listed as insureds or loss payees (and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them) for all losses and damages caused by, arising out of, relating to, or resulting from any of the perils or causes of loss covered by such policies and any other property insurance applicable to the Work. If the insurers on any such policies require separate waiver forms to be signed by any Subcontractor or Supplier, Contractor will obtain the same.

6.08 *Patent Fees and Royalties*

A. Contractor shall pay all license fees and royalties and assume all costs incident to the use in the performance of the Work or the incorporation in the Work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product, or device is specified in the Contract Documents for use in the performance of the Work and if, to the actual knowledge of Owner, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by Owner in the Contract Documents.

B. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of Owners, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device not specified in the Contract Documents.

6.09 *Permits*

A. Unless otherwise provided in the Special Instructions and Additional Information (Exhibit A), Contractor shall obtain and pay for all construction permits and licenses. Owner shall assist Contractor, when necessary, in obtaining such permits and licenses. Contractor shall pay all governmental charges and inspection fees necessary for the prosecution of the Work which are applicable at the time of opening of Bids, or, if there are no Bids, on the Effective Date of the Agreement. Owner shall pay all charges of utility owners for connections for providing permanent service to the Work.

6.10 *Laws and Regulations*

A. Contractor shall give all notices required by and shall comply with all Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, Owner shall be responsible for monitoring Contractor's compliance with any Laws or Regulations.

B. If Contractor performs any Work knowing or having reason to know that it is contrary to Laws or Regulations, Contractor shall bear all claims, costs, losses, and damages (including but not limited to all fees and charges of Owners, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such Work. However, it shall not be Contractor's responsibility to make certain that the Specifications and

Drawings are in accordance with Laws and Regulations, but this shall not relieve Contractor of Contractor's obligations under Paragraph 3.03.

C. Changes in Laws or Regulations not known at the time of opening of Bids (or, on the Effective Date of the Contract if there were no Bids) having an effect on the cost or time of performance of the Work shall be the subject of an adjustment in Contract Price or Contract Times. If Owner and Contractor are unable to agree on entitlement to or on the amount or extent, if any, of any such adjustment, a Claim may be made therefor as provided in Paragraph 10.05.

6.11 *Taxes*

A. Contractor shall pay all sales, consumer, use, and other similar taxes required to be paid by Contractor in accordance with the Laws and Regulations of the place of the Project which are applicable during the performance of the Work.

6.12 *Use of Site and Other Areas*

A. *Limitation on Use of Site and Other Areas:*

1. Contractor shall confine construction equipment, the storage of materials and equipment, and the operations of workers to the Site and other areas permitted by Laws and Regulations, and shall not unreasonably encumber the Site and other areas with construction equipment or other materials or equipment. Contractor shall assume full responsibility for any damage to any such land or area, or to the owner or occupant thereof, or of any adjacent land or areas resulting from the performance of the Work.

2. Should any claim be made by any such owner or occupant because of the performance of the Work, Contractor shall promptly settle with such other party by negotiation or otherwise resolve the claim by arbitration or other dispute resolution proceeding or at law.

3. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner, and its officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of Owners, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any claim or action, legal or equitable, brought by any such owner or occupant against Owner, or any other party indemnified hereunder to the extent caused by or based upon Contractor's performance of the Work.

B. *Removal of Debris During Performance of the Work:* During the progress of the Work Contractor shall keep the Site and other areas free from accumulations of waste materials, rubbish, and other debris. Removal and disposal of such waste materials, rubbish, and other debris shall conform to applicable Laws and Regulations.

C. *Cleaning:* Prior to Substantial Completion of the Work Contractor shall clean the Site and the Work and make it ready for utilization by Owner and the public. At the completion of the Work Contractor shall remove from the Site all tools, appliances, construction equipment and machinery, and surplus materials and shall restore to original condition all property not designated for alteration by the Contract Documents.

D. *Loading Structures:* Contractor shall not load nor shall Contractor subject any part of the Work or adjacent property to stresses or pressures that will endanger it.

6.13 *Record Documents*

A. Contractor shall maintain in a safe place at the Site one record copy of Contract Agreement, all Drawings, Specifications, Addenda, Change Orders, and written interpretations and clarifications in good order and annotated to show changes made during construction. These record documents together with all approved Samples and a counterpart of all approved Shop Drawings will be available to Owner or authorized inspectors for reference. Upon completion of the Work, these record documents, Samples, and Shop Drawings will be delivered to.

6.14 *Safety and Protection*

A. Contractor shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. Such responsibility does not relieve Subcontractors of their responsibility for the safety of persons or property in the performance of their work, nor for compliance with applicable safety Laws and Regulations. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

1. all persons on the Site or who may be affected by the Work;

2. all the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and

3. other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities, and Underground Facilities not designated for removal, relocation, or replacement in the course of construction.

B. Contractor shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. Contractor shall notify owners of adjacent property and of Underground Facilities and other utility owners when prosecution of the Work may affect them, and shall cooperate with them in the protection, removal, relocation, and replacement of their property.

C. Contractor shall comply with the applicable requirements of Owner's safety programs, if any.

D. Contractor shall inform Owner of the specific requirements of Contractor's safety program with which Owner's employees and representatives must comply while at the Site.

E. All damage, injury, or loss to any property referred to in Paragraph 6.14.A.2 or 6.16.A.3 caused, directly or indirectly, in whole or in part, by Contractor, any Subcontractor, Supplier, or any other individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, shall be remedied by Contractor (except damage or loss attributable to the fault of Drawings or Specifications or to the acts or omissions of Owner or anyone employed by it, or anyone for whose acts any of them may be liable, and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of Contractor or any Subcontractor, Supplier, or other individual or entity directly or indirectly employed by any of them).

F. Contractor's duties and responsibilities for safety and for protection of the Work shall continue until such time as all the Work is completed and Owner has issued a notice to Owner and Contractor in accordance with Paragraph 14.07.B that the Work is acceptable (except as otherwise expressly provided in connection with Substantial Completion).

6.15 *Safety Representative*

A. Contractor shall designate a qualified and experienced safety representative at the Site whose duties and responsibilities shall be the prevention of accidents and the maintaining and supervising of safety precautions and programs.

6.16 *Hazard Communication Programs*

A. Contractor shall be responsible for coordinating any exchange of material safety data sheets or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws or Regulations.

6.17 *Emergencies*

A. In emergencies affecting the safety or protection of persons or the Work or property at the Site or adjacent thereto, Contractor is obligated to act to prevent threatened damage, injury, or loss. Contractor shall give Owner prompt written notice if Contractor believes that any significant changes in the Work or variations from the Contract Documents have been caused thereby or are required as a result thereof. If Owner determines that a change in the Contract Documents is required because of the action taken by Contractor in response to such an emergency, a Change Order will be issued.

6.18 *Shop Drawings and Samples*

A. Contractor shall submit Shop Drawings and Samples to Owner for review and approval in accordance with the accepted Schedule of Submittals (as required by Paragraph 2.07). Each submittal will be identified as Owner may require.

1. *Shop Drawings:*

a. Submit number of copies specified by Owner.

b. Data shown on Shop Drawings will be complete with respect to quantities, dimensions, specified performance and design criteria, materials, and similar data to show Owner the services, materials, and equipment Contractor proposes to provide and to enable Owner to review the information for the limited purposes required by Paragraph 6.18.D.

2. *Samples:*

a. Submit number of Samples specified by Owner, in an electronic searchable format (*.pdf).

b. Clearly identify each Sample as to material, Supplier, pertinent data such as catalog numbers, the use for which intended and other data as Owner may require to enable Owner to review the submittal for the limited purposes required by Paragraph 6.16.D.

B. Where a Shop Drawing or Sample is required by the Contract Documents or the Schedule of Submittals, any related Work performed prior to Owner's review and approval of the pertinent submittal will be at the sole expense and responsibility of Contractor.

C. *Submittal Procedures:*

1. Before submitting each Shop Drawing or Sample, Contractor shall have:

   a. reviewed and coordinated each Shop Drawing or Sample with other Shop Drawings and Samples and with the requirements of the Work and the Contract Documents;

   b. determined and verified all field measurements, quantities, dimensions, specified performance and design criteria, installation requirements, materials, catalog numbers, and similar information with respect thereto;

   c. determined and verified the suitability of all materials offered with respect to the indicated application, fabrication, shipping, handling, storage, assembly, and installation pertaining to the performance of the Work; and

   d. determined and verified all information relative to Contractor's responsibilities for means, methods, techniques, sequences, and procedures of construction, and safety precautions and programs incident thereto.

   e. All submittals shall be provided in an electronically searchable format (*.pdf).

2. Each submittal shall bear a stamp or specific written certification that Contractor has satisfied Contractor's obligations under the Contract Documents with respect to Contractor's review and approval of that submittal.

3. With each submittal, Contractor shall give Owner specific written notice of any variations that the Shop Drawing or Sample may have from the requirements of the Contract Documents. NO such change is authorized except by issuance of a Change Order as prescribed in Article 10. This notice shall be both a written communication separate from the Shop Drawings or Sample submittal; and, in addition, by a specific notation made on each Shop Drawing or Sample submitted to Owner for review and approval of each such variation.

D. *Owner's Review:*

1. Owner will provide timely review of Shop Drawings and Samples in accordance with the Schedule of Submittals acceptable to Owner. Owner's review and approval will be only to determine if the items covered by the submittals will, after installation or incorporation in the Work, conform to the information given in the Contract Documents and be compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents.

2. Owner's review and approval will not extend to means, methods, techniques, sequences, or procedures of construction (except where a particular means, method, technique, sequence, or procedure of construction is specifically and expressly called for by the Contract Documents) or to safety precautions or programs incident thereto. The review

and approval of a separate item as such will not indicate approval of the assembly in which the item functions.

3. Owner's review and approval shall not relieve Contractor from responsibility for any variation from the requirements of the Contract Documents unless Contractor has complied with the requirements of Paragraph 6.18.C.3 and Owner has given written approval of each such variation by specific written notation thereof incorporated in a Change Order as prescribed in Article 10. Owner's review and approval shall not relieve Contractor from responsibility for complying with the requirements of Paragraph 6.18.C.1.

E. *Resubmittal Procedures:*

1. Contractor shall make corrections required by Owner and shall return in an electronically searchable format (*.pdf) corrected copies of Shop Drawings and submit, as required, new Samples for review and approval by Change Order. Contractor shall direct specific attention in writing to revisions other than the corrections called for by Owner on previous submittals.

6.19 *Continuing the Work*

A. Contractor shall carry on the Work and adhere to the Progress Schedule during all disputes or disagreements with Owner. No Work shall be delayed or postponed pending resolution of any disputes or disagreements, except as permitted by Paragraph 15.04 or as Owner and Contractor may otherwise agree in writing.

6.20 *Contractor's General Warranty and Guarantee*

A. Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Owner and its officers, directors, members, partners, employees, agents, consultants, subcontractors, successors and assigns shall be entitled to rely on representation of Contractor's warranty and guarantee as to workmanship, supplies and materials for one (1) year from acceptance by Owner of final completion.

B. Contractor's warranty and guarantee hereunder excludes defects or damage caused by:

1. abuse, modification, or improper maintenance or operation by persons other than Contractor, Subcontractors, Suppliers, or any other individual or entity for whom Contractor is responsible; or

2. normal wear and tear under normal usage.

C. Contractor's obligation to perform and complete the Work in accordance with the Contract Documents shall be absolute. None of the following will constitute an acceptance of Work that is not in accordance with the Contract Documents or a release of Contractor's obligation to perform the Work in accordance with the Contract Documents:

1. observations by Owner;

2. Payment by Owner of any progress or final payment;

3. the issuance of a certificate of Substantial Completion by Owner or any payment related thereto by Owner;

4. use or occupancy of the Work or any part thereof by Owner;

5. any review and approval of a Shop Drawing or Sample submittal or the issuance of a notice of acceptability by Owner;

6. any inspection, test, or approval by others; or

7. any correction of defective Work by Owner.

8. Issuance of Certificate of Occupancy.

6.21 *Indemnification*

A. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of Owners, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the performance of the Work, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose acts any of them may be liable .

## ARTICLE 7 – OTHER WORK AT THE SITE

7.01 *Related Work at Site*

A. Owner may perform other work at the Site with Owner employees, or through other direct contracts therefor, or have other work performed by utility owners. If such other work is not noted in the Contract Documents, then:

1. written notice thereof will be given to Contractor prior to starting any such other work; and

B. Contractor shall afford each other contractor who is a party to such a direct contract, each utility owner, and Owner, if Owner is performing other work with Owner employees, proper and safe access to the Site, provide a reasonable opportunity for the introduction and storage of materials and equipment and the execution of such other work, and properly coordinate the Work with theirs. Contractor shall do all cutting, fitting, and patching of the Work that may be required to properly connect or otherwise make its several parts come together and properly integrate with such other work. Contractor shall not endanger any work of others by cutting, excavating, or otherwise altering such work; The duties and responsibilities of Contractor under this Paragraph are for the benefit of such utility owners and other contractors to the extent that there are comparable provisions for the benefit of Contractor in said direct contracts between Owner and such utility owners and other contractors.

C. If the proper execution or results of any part of Contractor Work depends upon work performed by others under this Article 7, Contractor shall inspect such other work and promptly report to in writing any delays, defects, or deficiencies in such other work that render it unavailable or unsuitable for the proper execution and results of Contractor's Work. Contractor's failure to so report will constitute an acceptance of such other work as fit and proper for integration with Contractor Work except for latent defects and deficiencies in such other work.

7.02 *Coordination*

A. If Owner intends to contract with others for the performance of other work on the Project at the Site, the following will be set forth in the Notice to Contractor required in 7.01.A:

1. the individual or entity who will have authority and responsibility for coordination of the activities among the various contractors will be identified;

2. the specific matters to be covered by such authority and responsibility will be itemized; and

3. the extent of such authority and responsibilities will be provided.

B. Unless otherwise provided in the Notice, Owner shall have sole authority and responsibility for such coordination.

7.03 *Legal Relationships*

A. Paragraphs 7.01.A and 7.02 are also applicable for utilities not under the control of Owner.

B. Each other direct contract of Owner under Paragraph 7.01.A shall provide that the other contractor is liable to Owner and Contractor for the reasonable direct delay and disruption costs incurred by Contractor as a result of the other contractor's wrongful actions or inactions.

C. Contractor shall be liable to Owner and any other contractor under direct contract to Owner for the reasonable direct delay and disruption costs incurred by such other contractor as a result of Contractor's wrongful action or inactions.

## ARTICLE 8 – OWNER'S RESPONSIBILITIES

8.01 *Communications to Contractor*

A. Owner shall issue all communications to Contractor throughout the construction of the project.

8.02 *Replacement of Owner Contact*

A. In case of a changed in Owner name contact person, Owner shall appoint a representative, whose status under the Contract Documents shall be that of the former person named.

8.03 *Furnish Data*

A. Owner shall promptly furnish the data required of Owner under the Contract Documents.

8.04 *Pay When Due*

A. Owner shall make payments to Contractor when they are due as provided in Paragraphs 14.02.C and 14.07.C.

8.05 *Change Orders*

A. Owner is obligated to execute Change Orders as indicated in Paragraph 10.03.

8.06 *Inspections, Tests, and Approvals*

A. Owner's responsibility with respect to certain inspections, tests, and approvals is set forth in Paragraph 13.03.B.

8.07 *Limitations on Owner's Responsibilities*

A. The Owner shall not supervise, direct, or have control or authority over, nor be responsible for, Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Owner will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

8.08 *Undisclosed Hazardous Environmental Condition*

A. Owner's responsibility in respect to an undisclosed Hazardous Environmental Condition as established by law. See Paragraph 17.03.

8.09 *Evidence of Financial Arrangements*

A. Upon request of Contractor and Owner shall furnish Contractor reasonable evidence that financial arrangements have been made to satisfy Owner's obligations under the Contract Documents.

8.10 *Compliance with Safety Program*

A. While at the Site, Owner's employees and representatives shall comply with the specific applicable requirements of Contractor's safety programs of which Owner has been informed pursuant to Paragraph 6.14.D.

## ARTICLE 9 – OWNER STATUS DURING CONSTRUCTION

9.01 *Visits to Site*

A. Owner will make visits to the Site at intervals appropriate to the various stages of construction as Owner deems necessary in order to observe as an experienced and qualified professional the progress that has been made and the quality of the various aspects of Contractor's executed Work. Based on information obtained during such visits and observations, Owner, will determine, in general, if the Work is proceeding in accordance with the Contract Documents. Owner will not be required to make exhaustive or continuous inspections on the Site to check the quality or quantity of the Work. Owner's efforts will be directed toward providing for

Owner a greater degree of confidence that the completed Work will conform generally to the Contract Documents. On the basis of such visits and observations, will be informed of the progress of the Work and will endeavor to guard Owner

B. Owner will not supervise, direct, control, or have authority over or be responsible for Contractor means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work.

9.02 *Project Representative*

A. Owner may elect to retain a Resident Project Representative to assist Owner in providing more extensive observation of the Work.

9.03 *Authorized Variations in Work*

A. Owner may authorize with Owner's concurrence minor variations in the Work from the requirements of the Contract Documents which do or do not involve an adjustment in the Contract Price or the Contract Times and are compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. These must be accomplished by a Change Order and will be binding on Owner and also on Contractor, who shall perform the Work involved promptly. If Owner or Contractor believes that a Change Order justifies an adjustment in the Contract Price or Contract Times, or both, and the parties are unable to agree on entitlement to or on the amount or extent, if any, of any such adjustment, a Claim may be made therefor as provided in Paragraph 10.05.

9.04 *Rejecting Defective Work*

A. Owner will have authority to reject Work which Owner believes to be defective, or that Owner believes will not produce a completed Project that conforms to the Contract Documents or that will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. Owner will also have authority to require special inspection or testing of the Work as provided in Paragraph 13.04, whether or not the Work is fabricated, installed, or completed.

9.05 *Shop Drawings, Change Orders and Payments*

A. In connection with Owner authority, and limitations thereof, as to Shop Drawings and Samples, see Paragraph 6.18.

B. In connection with Owner authority as to Applications for Payment, see Article 14.

9.06 *Determinations for Unit Price Work*

A. Owner will determine the actual quantities and classifications of Unit Price Work performed by Contractor. Owner will review with Contractor the Owner's preliminary determinations on such matters before rendering a written decision thereon (by recommendation of an Application for Payment or otherwise). Owner's written decision thereon will be final and binding (except as modified by Owner to reflect changed factual conditions or more accurate data) upon Owner and Contractor, subject to the provisions of Paragraph 10.05.

9.07 *Decisions on Requirements of Contract Documents and Acceptability of Work*

A. Owner will be the initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the Work thereunder. All matters in question and other matters between Owner and Contractor arising prior to the date final payment is due relating to the acceptability of the Work, and the interpretation of the requirements of the Contract Documents pertaining to the performance of the Work, will be referred initially to Owner in writing within 30 days of the event giving rise to the question.

B. Owner will, with reasonable promptness, render a written decision on the issue referred. If Owner or Contractor believes that any such decision entitles them to an adjustment in the Contract Price or Contract Times or both, a Claim may be made under Paragraph 10.05. The date of Owner's decision shall be the date of the event giving rise to the issues referenced for the purposes of Paragraph 10.05.B.

C. Owner's written decision on the issue referred will be final and binding on Owner and Contractor, subject to the provisions of Paragraph 10.05.

D. When functioning as interpreter and judge under this Paragraph 9.08, Owner will not show partiality to Owner or Contractor and will not be liable in connection with any interpretation or decision rendered in good faith in such capacity.

9.08 *Limitations on Owner Authority and Responsibilities*

A. Owner will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Owner will not be responsible for Contractor failure to perform the Work in accordance with the Contract Documents.

B. Owner will not be responsible for the acts or omissions of Contractor or of any Subcontractor, any Supplier, or of any other individual or entity performing any of the Work.

C. Owner's review of the final Application for Payment and accompanying documentation and all maintenance and operating instructions, schedules, guarantees, bonds, certificates of inspection, tests and approvals, Operations and Maintenance Manual, Products, Spare Parts and Maintenance Materials Manual, Warranty Documentation Manual, and other documentation required to be delivered by Paragraph 14.07.A will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspections, tests, and approvals that the results certified indicate compliance with, the Contract Documents.

D. The limitations upon authority and responsibility set forth in this Paragraph 9.09 shall also apply to the Resident Project Representative, if any, and assistants, if any.

9.09 *Compliance with Safety Program*

A. While at the Site, Owner employees and representatives shall comply with the specific applicable requirements of Contractor safety programs of which Owner has been informed pursuant to Paragraph 6.14.D.

## ARTICLE 10 – CHANGES IN THE WORK; CLAIMS

10.01 *Authorized Changes in the Work*

A. Without invalidating the Contract and without notice to any surety, Owner may, at any time or from time to time, order additions, deletions, or revisions in the Work by a Change Order. Upon receipt of any such document, Contractor shall promptly proceed with the Work involved which will be performed under the applicable conditions of the Contract Documents (except as otherwise specifically provided).

B. If Owner and Contractor are unable to agree on entitlement to, or on the amount or extent, if any, of an adjustment in the Contract Price or Contract Times, or both, that should be allowed as a result of a Change Order, a Claim may be made therefor as provided in Paragraph 10.05.

10.02 *Unauthorized Changes in the Work*

A. Contractor shall not be entitled to an increase in the Contract Price or an extension of the Contract Times with respect to any work performed that is not required by the Contract Documents as amended, modified, or supplemented as provided in Paragraph 3.04, except in the case of an emergency as provided in Paragraph 6.17 or in the case of uncovering Work as provided in Paragraph 13.04.D.

10.03 *Execution of Change Orders*

A. Owner and Contractor shall execute appropriate Change Orders recommended by Owner covering:

1. changes in the Work which are: (i) ordered by Owner pursuant to Paragraph 10.01.A, (ii) required because of acceptance of defective Work under Paragraph 13.08.A or Owner correction of defective Work under Paragraph 13.09, or (iii) agreed to by the parties;

2. changes in the Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work actually performed in accordance with a Work Change Directive; and

3. changes in the Contract Price or Contract Times which embody the substance of any written decision rendered by Owner pursuant to Paragraph 10.05; provided that, in lieu of executing any such Change Order, an appeal may be taken from any such decision in accordance with the provisions of the Contract Documents and applicable Laws and Regulations, but during any such appeal, Contractor shall carry on the Work and adhere to the Progress Schedule as provided in Paragraph 6.19.A.

10.04 *Notification to Surety*

A. If the provisions of any bond require notice to be given to a surety of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Times), the giving of any such notice will be Contractor's responsibility. The amount of each applicable bond will be adjusted to reflect the effect of any such change. Verification of such change will be provided by Contractor to Owner.

10.05 *Claims*

A. *Owner Decision Required*: All Claims, except those waived pursuant to Paragraph 14.09, shall be referred to the Owner for decision. A decision by Owner shall be required as a condition precedent to any exercise by Owner or Contractor of any rights or remedies either may otherwise have under the Contract Documents or by Laws and Regulations in respect of such Claims.

B. *Notice:* Written notice stating the general nature of each Claim shall be delivered by the claimant to Owner and Owner promptly (but in no event later than 30 days) after the start of the event giving rise thereto. The responsibility to substantiate a Claim shall rest with the party making the Claim. Notice of the amount or extent of the Claim, with supporting data shall be delivered to the Owner and the other party to the Contract within 60 days after the start of such event (unless Owner allows additional time for claimant to submit additional or more accurate data in support of such Claim). A Claim for an adjustment in Contract Price shall be prepared in accordance with the provisions of Paragraph 12.01.B. A Claim for an adjustment in Contract Times shall be prepared in accordance with the provisions of Paragraph 12.02.B. Each Claim shall be accompanied by claimant's written statement that the adjustment claimed is the entire adjustment to which the claimant believes it is entitled as a result of said event. The opposing party shall submit any response to Owner and the claimant within 30 days after receipt of the claimant's last submittal (unless Owner allows additional time).

C. *Owner Action*: Owner will review each Claim and, within 30 days after receipt of the last submittal of the claimant or the last submittal of the opposing party, if any, take one of the following actions in writing:

1. deny the Claim in whole or in part;

2. approve the Claim; or

3. notify the parties that the Owner is unable to resolve the Claim if, in the sole discretion of Owner, it would be inappropriate for the Owner to do so. For purposes of further resolution of the Claim, such notice shall be deemed a denial.

D. In the event that Owner does not take action on a Claim within said 30 days, the Claim shall be deemed denied.

E. Owner written action under Paragraph 10.05.C or denial pursuant to Paragraphs 10.05.C.3 or 10.05.D will be final and binding upon Owner and Contractor, unless Owner or Contractor invoke the dispute resolution procedure set forth in Article 16 within 30 days of such action or denial.

F. No Claim for an adjustment in Contract Price or Contract Times will be valid if not submitted in accordance with this Paragraph 10.05.

## ARTICLE 11 – COST OF THE WORK; ALLOWANCES; UNIT PRICE WORK

11.01 *Cost of the Work*

A. *Costs Included:* The term Cost of the Work means the sum of all costs, except those excluded in Paragraph 11.01.B, necessarily incurred and paid by Contractor in the proper performance

of the Work. When the value of any Work covered by a Change Order or when a Claim for an adjustment in Contract Price is determined on the basis of Cost of the Work, the costs to be reimbursed to Contractor will be only those additional or incremental costs required because of the change in the Work or because of the event giving rise to the Claim. Except as otherwise may be agreed in writing by Owner (such as a lump sum cost from Contractor for the Work covered by a Change Order), such costs shall be in amounts no higher than those prevailing in the locality of the Project, shall not include any of the costs itemized in Paragraph 11.01.B, and shall include only the following items:

1. Payroll costs for employees in the direct employ of Contractor in the performance of the Work under schedules of job classifications agreed upon by Owner and Contractor. Such employees shall include, without limitation, superintendents, foremen, and other personnel employed full time on the Work. Payroll costs for employees not employed full time on the Work shall be apportioned on the basis of their time spent on the Work. Payroll costs shall include, but not be limited to, salaries and wages plus the cost of fringe benefits, which shall include social security contributions, unemployment, excise, and payroll taxes, workers' compensation, health and retirement benefits, bonuses, sick leave, vacation and holiday pay applicable thereto. The expenses of performing Work outside of regular working hours, on Saturday, Sunday, or legal holidays, shall be included in the above to the extent authorized by Owner.

2. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage thereof, and Suppliers' field services required in connection therewith. All cash discounts shall accrue to Contractor unless Owner deposits funds with Contractor with which to make payments, in which case the cash discounts shall accrue to Owner. All trade discounts, rebates and refunds and returns from sale of surplus materials and equipment shall accrue to Owner, and Contractor shall make provisions so that they may be obtained.

3. Payments made by Contractor to Subcontractors for Work performed by Subcontractors. If required by Owner, Contractor shall obtain competitive bids from subcontractors acceptable to Owner and Contractor and shall deliver such bids to Owner, who will then determine, with the advice of Owner, which bids, if any, will be acceptable. If any subcontract provides that the Subcontractor is to be paid on the basis of Cost of the Work plus a fee, the Subcontractor's Cost of the Work and fee shall be determined in the same manner as Contractor's Cost of the Work and fee as provided in this Paragraph 11.01.

4. Costs of special consultants (including but not limited to Owners, architects, testing laboratories, surveyors, attorneys, and accountants) employed for services specifically related to the Work.

5. Supplemental costs including the following:

    a. The proportion of necessary transportation, travel, and subsistence expenses of Contractor's employees incurred in discharge of duties connected with the Work.

    b. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office, and temporary facilities at the Site, and hand tools not owned by the workers, which are consumed in the performance of the Work, and cost,

less market value, of such items used but not consumed which remain the property of Contractor.

c. Rentals of all construction equipment and machinery, and the parts thereof whether rented from Contractor or others in accordance with rental agreements approved by Owner with the advice of Owner, and the costs of transportation, loading, unloading, assembly, dismantling, and removal thereof. All such costs shall be in accordance with the terms of said rental agreements. The rental of any such equipment, machinery, or parts shall cease when the use thereof is no longer necessary for the Work.

d. Sales, consumer, use, and other similar taxes related to the Work, and for which Contractor is liable, as imposed by Laws and Regulations.

e. Deposits lost for causes other than negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, and royalty payments and fees for permits and licenses.

f. Losses and damages (and related expenses) caused by damage to the Work, not compensated by insurance or otherwise, sustained by Contractor in connection with the performance of the Work (except losses and damages within the deductible amounts of property insurance established in accordance with Paragraph 5.06.D), provided such losses and damages have resulted from causes other than the negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable. Such losses shall include settlements made with the written consent and approval of Owner. No such losses, damages, and expenses shall be included in the Cost of the Work for the purpose of determining Contractor's fee.

g. The cost of utilities, fuel, and sanitary facilities at the Site.

h. The costs of premiums for all bonds and insurance Contractor is required by the Contract Documents to purchase and maintain for the additional work.

B. *Costs Excluded:* The term Cost of the Work shall not include any of the following items:

1. Payroll costs and other compensation of Contractor officers, executives, principals (of partnerships and sole proprietorships), general managers, safety managers, Owners, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expediters, timekeepers, clerks, and other personnel employed by Contractor, whether at the Site or in Contractor principal or branch office for general administration of the Work and not specifically included in the agreed upon schedule of job classifications referred to in Paragraph 11.01.A.1 or specifically covered by Paragraph 11.01.A.4, all of which are to be considered administrative costs covered by the Contractor fee.

2. Expenses of Contractor principal and branch offices other than Contractor office at the Site.

3. Any part of Contractor capital expenses, including interest on Contractor capital employed for the Work and charges against Contractor for delinquent payments.

4. Costs due to the negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective Work, disposal of materials or equipment wrongly supplied, and making good any damage to property.

5. Other overhead or general expense costs of any kind and the costs of any item not specifically and expressly included in Paragraphs 11.01.A.

C. *Contractor Fee:* When all the Work is performed on the basis of cost-plus, Contractor fee shall be determined as set forth in the Agreement. When the value of any Work covered by a Change Order or when a Claim for an adjustment in Contract Price is determined on the basis of Cost of the Work, Contractor fee shall be determined as set forth in Paragraph 12.01.C.

D. *Documentation:* Whenever the Cost of the Work for any purpose is to be determined pursuant to Paragraphs 11.01.A and 11.01.B, Contractor will establish and maintain records thereof in accordance with generally accepted accounting practices and submit in a form acceptable to Owner an itemized cost breakdown together with supporting data.

11.02 *Allowances*

A. It is understood that Contractor has included in the Contract Price all allowances so named in the Contract Documents and shall cause the Work so covered to be performed for such sums and by such persons or entities as may be acceptable to Owner and Owner.

B. *Cash Allowances:*

1. Contractor agrees that:

a. the cash allowances include the cost to Contractor (less any applicable trade discounts) of materials and equipment required by the allowances to be delivered at the Site, and all applicable taxes; and

b. Contractor costs for unloading and handling on the Site, labor, installation, overhead, profit, and other expenses contemplated for the cash allowances have been included in the Contract Price and not in the allowances, and no demand for additional payment on account of any of the foregoing will be valid.

C. *Contingency Allowance:*

1. Contractor agrees that a contingency allowance, if any, is for the sole use of Owner to cover unanticipated costs.

D. Prior to final payment, an appropriate Change Order will be issued as recommended by Owner to reflect actual amounts due Contractor on account of Work covered by allowances, and the Contract Price shall be correspondingly adjusted.

11.03 *Unit Price Work*

A. Where the Contract Documents provide that all or part of the Work is to be Unit Price Work, initially the Contract Price will be deemed to include for all Unit Price Work an amount equal

to the sum of the unit price for each separately identified item of Unit Price Work times the estimated quantity of each item as indicated in the Agreement.

B. The estimated quantities of items of Unit Price Work are not guaranteed and are solely for the purpose of comparison of Bids and determining an initial Contract Price. Determinations of the actual quantities and classifications of Unit Price Work performed by Contractor will be made by Owner subject to the provisions of Paragraph 9.07.

C. Each unit price will be deemed to include an amount considered by Contractor to be adequate to cover Contractor's overhead and profit for each separately identified item.

D. Owner or Contractor may make a Claim for an adjustment in the Contract Price in accordance with Paragraph 10.05 if:

1. the quantity of any item of Unit Price Work performed by Contractor differs materially and significantly from the estimated quantity of such item indicated in the Agreement; and

2. there is no corresponding adjustment with respect to any other item of Work; and

3. Contractor believes that Contractor is entitled to an increase in Contract Price as a result of having incurred additional expense or Owner believes that Owner is entitled to a decrease in Contract Price and the parties are unable to agree as to the amount of any such increase or decrease.

## ARTICLE 12 – CHANGE OF CONTRACT PRICE; CHANGE OF CONTRACT TIMES

12.01 *Change of Contract Price*

A. The Contract Price may only be changed by a Change Order. Any Claim for an adjustment in the Contract Price shall be based on written notice submitted by the party making the Claim to the Owner and the Owner in accordance with the provisions of Paragraph 10.05.

B. The value of any Work covered by a Change Order or of any Claim for an adjustment in the Contract Price will be determined as follows:

1. where the Work involved is covered by unit prices contained in the Contract Documents, by application of such unit prices to the quantities of the items involved (subject to the provisions of Paragraph 11.03); or

2. where the Work involved is not covered by unit prices contained in the Contract Documents, by a mutually agreed lump sum (which may include an allowance for overhead and profit not necessarily in accordance with Paragraph 12.01.C.2); or

3. where the Work involved is not covered by unit prices contained in the Contract Documents and agreement to a lump sum is not reached under Paragraph 12.01.B.2, on the basis of the Cost of the Work (determined as provided in Paragraph 11.01) plus a Contractor fee for overhead and profit (determined as provided in Paragraph 12.01.C).

C. *Contractor Fee:* The Contractor fee for overhead and profit shall be determined as follows:

1. a mutually acceptable fixed fee; or

2. if a fixed fee is not agreed upon, then a fee based on the following percentages of the various portions of the Cost of the Work:

    a. for costs incurred under Paragraphs 11.01.A.1 and 11.01.A.2, the Contractor fee shall be 15 percent;

    b. for costs incurred under Paragraph 11.01.A.3, the Contractor fee shall be five percent;

    c. where one or more tiers of subcontracts are on the basis of Cost of the Work plus a fee and no fixed fee is agreed upon, the intent of Paragraphs 12.01.C.2.a and 12.01.C.2.b is that the Subcontractor who actually performs the Work, at whatever tier, will be paid a fee of 15 percent of the costs incurred by such Subcontractor under Paragraphs 11.01.A.1 and 11.01.A.2 and that any higher tier Subcontractor and Contractor will each be paid a fee of five percent of the amount paid to the next lower tier Subcontractor;

    d. no fee shall be payable on the basis of costs itemized under Paragraphs 11.01.A.4, 11.01.A.5, and 11.01.B;

    e. the amount of credit to be allowed by Contractor to Owner for any change which results in a net decrease in cost will be the amount of the actual net decrease in cost plus a deduction in Contractor fee by an amount equal to five percent of such net decrease; and

    f. when both additions and credits are involved in any one change, the adjustment in Contractor fee shall be computed on the basis of the net change in accordance with Paragraphs 12.01.C.2.a through 12.01.C.2.e, inclusive.

12.02 *Change of Contract Times*

A. The Contract Times may only be changed by a Change Order. Any Claim for an adjustment in the Contract Times shall be based on written notice submitted by the party making the Claim to the Owner and the other party to the Contract in accordance with the provisions of Paragraph 10.05.

B. Any adjustment of the Contract Times covered by a Change Order or any Claim for an adjustment in the Contract Times will be determined in accordance with the provisions of this Article 12.

12.03 *Delays*

A. Where Contractor is prevented from completing any part of the Work within the Contract Times due to delay beyond the control of Contractor, the Contract Times will be extended in an amount equal to the time lost due to such delay if a Claim is made therefor as provided in Paragraph 12.02.A. Delays beyond the control of Contractor shall include, but not be limited to, acts or neglect by Owner, acts or neglect of utility owners or other contractors performing other work as contemplated by Article 7, fires, floods, epidemics, abnormal weather conditions, or acts of God.

B. If Owner, other contractors or a utility performing other work for Owner as contemplated by Article 7, or anyone for whom Owner is responsible, delays, disrupts, or interferes with the

performance or progress of the Work, then Contractor shall be entitled to an equitable adjustment in the Contract Price or the Contract Times, or both. Contractor entitlement to an adjustment of the Contract Times is conditioned on such adjustment being essential to Contractor ability to complete the Work within the Contract Times.

C. If Contractor is delayed in the performance or progress of the Work by fire, flood, epidemic, abnormal weather conditions, acts of God, acts or failures to act of a utility not under the control of Owner, or other causes not the fault of and beyond control of Owner and Contractor, then Contractor shall be entitled to an equitable adjustment in Contract Times, if such adjustment is essential to Contractor ability to complete the Work within the Contract Times. Such an adjustment shall be Contractor sole and exclusive remedy for the delays described in this Paragraph 12.03.C.

D. Owner, and its officers, directors, members, partners, employees, agents, consultants, or subcontractors shall not be liable to Contractor for any claims, costs, losses, or damages (including but not limited to all fees and charges of Owners, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) sustained by Contractor on or in connection with any other project or anticipated project.

E. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for delays within the control of Contractor. Delays attributable to and within the control of a Subcontractor or Supplier shall be deemed to be delays within the control of Contractor.

## ARTICLE 13 – TESTS AND INSPECTIONS; CORRECTION, REMOVAL OR ACCEPTANCE OF DEFECTIVE WORK

13.01 *Notice of Defects*

A. Prompt notice of all defective Work of which Owner or Owner has actual knowledge will be given to Contractor. Defective Work may be rejected, corrected, or accepted as provided in this Article 13.

13.02 *Access to Work*

A. Owner, its consultants and other representatives and personnel of Owner, independent testing laboratories, and governmental agencies with jurisdictional interests will have access to the Site and the Work at reasonable times for their observation, inspection, and testing. Contractor shall provide them proper and safe conditions for such access and advise them of Contractor safety procedures and programs so that they may comply therewith as applicable.

13.03 *Tests and Inspections*

A. Contractor shall give Owner timely notice of readiness of the Work for all required inspections, tests, or approvals and shall cooperate with inspection and testing personnel to facilitate required inspections or tests.

B. Contractor shall employ and pay for the services of an independent testing laboratory to perform all inspections, tests, or approvals required by the Contract Documents except:

1. for inspections, tests, or approvals covered by Paragraphs 13.03.C and 13.03.D below;

2. that costs incurred in connection with tests or inspections conducted pursuant to Paragraph 13.04.B shall be paid as provided in Paragraph 13.04.C; and

3. as otherwise specifically provided in the Contract Documents.

C. If Laws or Regulations of any public body having jurisdiction require any Work (or part thereof) specifically to be inspected, tested, or approved by an employee or other representative of such public body, Contractor shall assume full responsibility for arranging and obtaining such inspections, tests, or approvals, pay all costs in connection therewith, and furnish Owner the required certificates of inspection or approval.

D. Contractor shall be responsible for arranging and obtaining and shall pay all costs in connection with any inspections, tests, or approvals required for Owner and Owner acceptance of materials or equipment to be incorporated in the Work; or acceptance of materials, mix designs, or equipment submitted for approval prior to Contractor purchase thereof for incorporation in the Work. Such inspections, tests, or approvals shall be performed by organizations acceptable to Owner.

E. If any Work (or the work of others) that is to be inspected, tested, or approved by Owner is covered by Contractor without written concurrence of Owner, Contractor shall, if requested by Owner, uncover such Work for observation.

F. Uncovering Work as provided in Paragraph 13.03.E shall be at Contractor expense unless Contractor has given Owner timely notice of Contractor intention to cover the same and Owner has not acted with reasonable promptness in response to such notice.

13.04 *Uncovering Work*

A. If any Work is covered contrary to the written request of Owner, it must, if requested by Owner, be uncovered for Owner observation and replaced at Contractor expense.

B. If Owner considers it necessary or advisable that covered Work be observed by Owner or inspected or tested by others, Contractor, at Owner request, shall uncover, expose, or otherwise make available for observation, inspection, or testing as Owner may require, that portion of the Work in question, furnishing all necessary labor, material, and equipment at Contractor expense.

C. If it is found that the uncovered Work is defective, Contractor shall pay all claims, costs, losses, and damages (including but not limited to all fees and charges of Owner, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such uncovering, exposure, observation, inspection, and testing, and of satisfactory replacement or reconstruction (including but not limited to all costs of repair or replacement of work of others). If the parties are unable to agree as to the amount thereof, Owner may make a Claim therefor as provided in Paragraph 10.05.

D. If the uncovered Work is not found to be defective, and was not subject to prior inspection by Owner prior to covering, Contractor shall be allowed an increase in the Contract Price or an extension of the Contract Times, or both, directly attributable to such uncovering, exposure, observation, inspection, testing, replacement, and reconstruction. If the parties are unable to

agree as to the amount or extent thereof, Contractor may make a Claim therefor as provided in Paragraph 10.05.

13.05 *Owner May Stop the Work*

A. If the Work is defective, or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Work in such a way that the completed Work will conform to the Contract Documents, Owner may order Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, this right of Owner to stop the Work shall not give rise to any duty on the part of Owner to exercise this right for the benefit of Contractor, any Subcontractor, any Supplier, any other individual or entity, or any surety for, or employee or agent of any of them.

13.06 *Correction or Removal of Defective Work*

A. Promptly after receipt of written notice, Contractor shall correct all defective Work, whether or not fabricated, installed, or completed, or, if the Work has been rejected by Owner, remove it from the Project and replace it with Work that is not defective. Contractor shall pay all claims, costs, losses, and damages (including but not limited to all fees and charges of Owners, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or removal (including but not limited to all costs of repair or replacement of work of others).

B. When correcting defective Work under the terms of this Paragraph 13.06 or Paragraph 13.07, Contractor shall take no action that would void or otherwise impair Owner special warranty and guarantee, if any, on said Work.

13.07 *Correction Period*

A. If within one year after the date of Substantial Completion (or such longer period of time as may be prescribed by the terms of any applicable special guarantee required by the Contract Documents) or by any specific provision of the Contract Documents, any Work is found to be defective, or if the repair of any damages to the land or areas made available for Contractor use by Owner or permitted by Laws and Regulations as contemplated in Paragraph 6.12.A is found to be defective, Contractor shall promptly, without cost to Owner and in accordance with Owner written instructions:

1. repair such defective land or areas; or

2. correct such defective Work; or

3. if the defective Work has been rejected by Owner, remove it from the Project and replace it with Work that is not defective, and

4. satisfactorily correct or repair or remove and replace any damage to other Work, to the work of others or other land or areas resulting therefrom.

B. If Contractor does not promptly comply with the terms of Owner written instructions, or in an emergency where delay would cause serious risk of loss or damage, Owner may have the defective Work corrected or repaired or may have the rejected Work removed and replaced. All claims, costs, losses, and damages (including but not limited to all fees and charges of

Owners, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or repair or such removal and replacement (including but not limited to all costs of repair or replacement of work of others) will be paid by Contractor.

C. In special circumstances where a particular item of equipment is placed in continuous service before Substantial Completion of all the Work, the correction period for that item may start to run from an earlier date if so provided in the Specifications.

D. Where defective Work (and damage to other Work resulting therefrom) has been corrected or removed and replaced under this Paragraph 13.07, the correction period hereunder with respect to such Work will be extended for an additional period of one year after such correction or removal and replacement has been satisfactorily completed.

E. Contractor obligations under this Paragraph 13.07 are in addition to any other obligation or warranty. The provisions of this Paragraph 13.07 shall not be construed as a substitute for, or a waiver of, the provisions of any applicable statute of limitation or repose.

13.08 *Acceptance of Defective Work*

A. If, instead of requiring correction or removal and replacement of defective Work, Owner, prior to final payment, prefers to accept it, may do so. Contractor shall pay all claims, costs, losses, and damages (including but not limited to all fees and charges of Owner, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) attributable to Owner evaluation of and determination to accept such defective Work (such costs to be approved by Owner as to reasonableness) and for the diminished value of the Work to the extent not otherwise paid by Contractor pursuant to this sentence. If any such acceptance occurs prior to Owner making final payment, a Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to the Work, and Owner shall be entitled to an appropriate decrease in the Contract Price, reflecting the diminished value of Work so accepted. If the parties are unable to agree as to the amount thereof, Owner may make a Claim therefor as provided in Paragraph 10.05. If the acceptance occurs after such final payment, an appropriate amount will be paid by Contractor to Owner.

13.09 *Owner May Correct Defective Work*

A. If Contractor fails, within a reasonable time after written notice from Owner, to correct defective Work, or to remove and replace rejected Work as required by Owner in accordance with Paragraph 13.06.A, or if Contractor fails to perform the Work in accordance with the Contract Documents, or if Contractor fails to comply with any other provision of the Contract Documents, Owner may, after seven days written notice to Contractor, correct, or remedy any such deficiency.

B. In exercising the rights and remedies under this Paragraph 13.09, Owner shall proceed expeditiously. In connection with such corrective or remedial action, Owner may exclude Contractor from all or part of the Site, take possession of all or part of the Work and suspend Contractor services related thereto, take possession of Contractor tools, appliances, construction equipment and machinery at the Site, and incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid but which are stored elsewhere. Contractor shall allow Owner, Owner representatives, agents and employees, other

contractors, and consultants access to the Site to enable Owner to exercise the rights and remedies under this Paragraph.

C. All claims, costs, losses, and damages, including but not limited to all fees and charges of Owners architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs incurred or sustained by Owner in exercising the rights and remedies under this Paragraph 13.09 will be charged against Contractor, and a Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to the Work; and Owner shall be entitled to an appropriate decrease in the Contract Price. If the parties are unable to agree as to the amount of the adjustment, Owner may make a Claim therefor as provided in Paragraph 10.05. Such claims, costs, losses and damages will include but not be limited to all costs of repair, or replacement of work of others destroyed or damaged by correction, removal, or replacement of Contractor defective Work.

D. Contractor shall not be allowed an extension of the Contract Times because of any delay in the performance of the Work attributable to the exercise by Owner of Owner rights and remedies under this Paragraph 13.09.

## ARTICLE 14 – PAYMENTS TO CONTRACTOR AND COMPLETION

14.01 *Schedule of Values*

A. The Schedule of Values established as provided in Paragraphs 2.05 and 2.07.A will serve as the basis for progress payments and will be incorporated into a form of Application for Payment acceptable to Owner. Progress payments on account of Unit Price Work will be based on the number of units completed. Unit prices for unforeseen and not possible to predetermine work (such as removal of excessive rock or clay, will be bid, as separate Unit Price items. Should any Unit Price Bid of the lowest total Base Bid of the selected responsive and responsible bidder be lower than all other Bidders, the unit price will be included in the Contract. If the Unit Price bid of the selected Base Bidder is higher than the Unit Price bid of any higher total Base Bidders, the unit price bid (category) of the selected Base Bidder will be averaged with all lower Unit Price Bids (by category) of all other responsive and responsible bidders to determine the Unit Price per category.

14.02 *Progress Payments*

A. *Applications for Payments:*

1. At least 10 days before the date established in the Contract for each progress payment (but not more often than once a month), Contractor shall submit to Owner for review an Application for Payment filled out and signed by Contractor covering the Work completed as of the date of the Application and accompanied by such supporting documentation as is required by Owner. If payment is requested on the basis of materials and equipment not incorporated in the Work but delivered and suitably stored at the Site or at another location agreed to in writing, the Application for Payment shall also be accompanied by a bill of sale, invoice, or other documentation warranting that Owner has received the materials and equipment free and clear of all Liens and evidence that the materials and equipment are covered by appropriate property insurance or other arrangements to protect Owner interest therein, all of which must be satisfactory to Owner.

2. Beginning with the second Application for Payment, each Application shall include an affidavit of Contractor stating that all previous progress payments received on account of the Work have been applied on account to discharge Contractor legitimate obligations associated with prior Applications for Payment.

3. The amount of retainage with respect to progress payments will be as stipulated in the Agreement.

B. *Review of Applications:*

1. Owner will, within 10 days after receipt of each Application for Payment, either process a payment request or return the Application to Contractor indicating in writing Owner's reasons for refusing to process payment. In the latter case, Contractor may make the necessary corrections and resubmit the Application.

2. Owner processing of any payment requested in an Application for Payment will constitute a representation and certification by Contractor to Owner, that the Application for Payment and the accompanying data and schedules, are to the best of Contractor knowledge, information and belief, a true statement that:

   a. the Work has progressed to the point indicated;

   b. the quality of the Work is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, the results of any subsequent tests called for in the Contract Documents, a final determination of quantities and classifications for Unit Price Work under Paragraph 9.07, and any other qualifications stated in the application); and

   c. the conditions precedent to Contractor being entitled to such payment have been fulfilled, and

3. By processing or making any such payment Owner will not thereby be deemed to have represented that:

   a. inspections made to check the quality or the quantity of the Work as it has been performed have been exhaustive, extended to every aspect of the Work in progress, or involved detailed inspections of the Work; or

   b. there may not be other matters or issues between the parties that might entitle Contractor to be paid additionally by Owner or entitle Owner to withhold payment to Contractor.

4. Neither Owner review of Contractor Work for the purposes of making payments nor the making of any payment, including final payment, will imply:

   a. The Owner supervised, directed, or controlled the Work, or

   b. approve the means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or

c. verified the Contractor compliance with Laws and Regulations applicable to Contractor performance of the Work, or

d. that the Owner has examined or ascertained how or for what purposes Contractor has used the moneys paid on account of the Contract Price, or

e. also determined that title to any of the Work, materials, or equipment has passed to Owner free and clear of any Liens.

5. Owner may approve the whole or any part of any payment if, in Owner opinion, it would be incorrect to do otherwise. Owner may also refuse any such payment if Owner believes previous payments should be offset because of subsequently discovered evidence or the results of subsequent inspections or tests, cause Owner to believe previous payments should be offset because:

a. the Work is defective, or completed Work has been damaged, requiring correction or replacement;

b. the Contract Price has been reduced by Change Orders;

c. Owner has been required to correct defective Work or complete Work; or

d. Owner has actual knowledge of the occurrence of any of the events enumerated in Paragraph 15.02.A.

C. *Payment Becomes Due:*

1. In accordance with F.S. 218, Florida Prompt Payment Act.

D. *Reduction in Payment:*

1. Owner may also refuse to make payment of the full amount applied for because:

a. claims have been made filed in connection with the Work, except where Contractor has delivered a specific bond satisfactory to Owner to secure the satisfaction and discharge of such Claims;

b. there are other items entitling Owner to a set-off against the amount claimed; or

c. Owner has actual knowledge of the occurrence of any of the events enumerated in Paragraphs 14.02.B.5.a through 14.02.B.5.c or Paragraph 15.02.A.

2. If Owner refuses to make payment of the full amount applied for by Contractor, Owner will give Contractor immediate written notice stating the reasons for such action and promptly pay Contractor any amount remaining after deduction of the amount so withheld. Owner shall promptly pay Contractor the amount so withheld, or any adjustment thereto agreed to by Owner and Contractor, when Contractor remedies the reasons for such action.

3. Upon a subsequent determination that Owner refusal of payment was not justified, the amount wrongfully withheld shall be treated as an amount due as determined by Paragraph 14.02.C.1 and subject to interest as provided in the statute.

14.03 *Contractor's Warranty of Title*

A. Contractor warrants and guarantees that title to all Work, materials, and equipment covered by any Application for Payment, whether incorporated in the Project or not, will pass to free Owner no later than the time of payment.

14.04 *Substantial Completion*

A. When Contractor considers the entire Work ready for its intended use Contractor shall notify Owner in writing that the entire Work is substantially complete (except for items specifically listed by Contractor as incomplete) and request that Owner issue a certificate of Substantial Completion.

B. Promptly after Contractor notification, Owner and Contractor shall make an inspection of the Work to determine the status of completion. If Owner does not consider the Work substantially complete, Owner will notify Contractor in writing giving the reasons therefor.

C. If Owner considers the Work substantially complete, Owner will deliver to Contractor a certificate of Substantial Completion which shall fix the date of Substantial Completion. There shall be attached to the certificate a list of items to be completed or corrected before final payment.

D. Before submission of Certificate of Substantial Completion, Contractor will deliver to Owner a written recommendation as to division of responsibilities pending final payment between Owner and Contractor with respect to security, operation, safety, and protection of the Work, maintenance, insurance, warranties and guarantees. Owner shall have the right to exclude Contractor from the Site after the date of Substantial Completion subject to allowing Contractor reasonable access to remove its property and complete or correct items on the tentative list.

14.05 *Partial Utilization*

A. Prior to Substantial Completion of all the Work, Owner, the public and affected property owners may use or occupy any substantially completed part of the Work Owner and Contractor agree constitutes a separately functioning and usable part of the Work that can be used for its intended purpose without significant interference with Contractor performance of the remainder of the Work, subject to the following conditions:

1. Owner at any time may request Contractor in writing to permit Owner to use or occupy any such part of the Work that Owner believes to be ready for its intended use and substantially complete. If and when Contractor agrees that such part of the Work is substantially complete, Contractor and Owner, will follow the procedures of Paragraph 14.04.A through D for that part of the Work.

14.06 *Final Inspection*

A. Upon written notice from Contractor that the entire Work or an agreed portion thereof is complete, Owner and Contractor will promptly make a final inspection and Owner will notify Contractor in writing of all particulars in which this inspection reveals that the Work is incomplete or defective. Contractor shall immediately take such measures as are necessary to complete such Work or remedy such deficiencies.

14.07 *Final Payment*

A. *Application for Payment:*

1. After Contractor has, in the opinion of Owner, satisfactorily completed all corrections identified during the final inspection and has delivered, in accordance with the Contract Documents, all maintenance instructions, schedules, guarantees, bonds, certificates or other evidence of insurance, certificates of inspection, marked-up record documents (as provided in Paragraph 6.13), and other documents, Contractor may make application for final payment following the procedure for progress payments.

2. The final Application for Payment shall be accompanied (except as previously delivered) by:

   a. all documentation called for in the Contract Documents, including but not limited to the evidence of insurance required by Paragraph 5.04.B.6;

   b. consent of the surety, if any, to final payment;

   c. a list of all Claims against Owner that Contractor believes are unsettled; and

   d. complete and legally effective releases or waivers (satisfactory to Owner) of all Claim rights arising out of or Claims filed in connection with the Work.

3. In lieu of the releases or waivers of Liens specified in Paragraph 14.07.A.2 and, as approved by Owner, Contractor may furnish receipts or releases in full and an affidavit of Contractor that: (i) the releases and receipts include all labor, services, material, and equipment for which a Lien could be filed; and (ii) all payrolls, material and equipment bills, and other indebtedness connected with the Work for which Owner might in any way be responsible, or which might in any way result in liens or other burdens on Owner, have been paid or otherwise satisfied. If any Subcontractor or Supplier fails to furnish such a release or receipt in full, Contractor may furnish a bond or other collateral satisfactory to Owner to indemnify Owner against any such Claim.

B. *Owner's Review of Application and Acceptance:*

1. If, on the basis of Owner observation of the Work during construction and final inspection, and Owner review of the final Application for Payment and accompanying documentation as required by the Contract Documents, Owner is satisfied that the Work has been completed and other obligations of Contractor under the Contract Documents have been fulfilled, Owner will, within ten days after receipt of the final Application for Payment, indicate in writing Owner processing of payment. At the same time Owner will also give written notice to Contractor that the Work is acceptable subject to the provisions of Paragraph 14.09. Otherwise, Owner will return the Application for Payment to Contractor, indicating in writing the reasons for refusing final payment, in which case Contractor shall make the necessary corrections and resubmit the Application for Payment.

C. *Payment Becomes Due:*

1. <u>In accordance with F.S. 218, Florida Prompt Payment Act</u>

14.08 *Final Completion Delayed*

A. If, through no fault of Contractor, final completion of the Work is significantly delayed, and if Owner agrees, Owner shall, upon receipt of Contractor final Application for Payment for Work fully completed and accepted and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance to be held by Owner for Work not fully completed or corrected is less than the retainage stipulated in the Agreement, and if bonds have been furnished as required in Paragraph 5.01, the written consent of the surety to the payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by Contractor to Owner with the Application for such payment. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

14.09 *Waiver of Claims*

A. The making and acceptance of final payment will constitute:

1. a waiver of all Claims by Owner against Contractor, except Claims arising from unsettled Liens, from defective Work appearing after final inspection pursuant to Paragraph 14.06, from failure to comply with the Contract Documents or the terms of any special guarantees specified therein, or from Contractor continuing obligations under the Contract Documents; and

2. a waiver of all Claims by Contractor against Owner other than those previously made in accordance with the requirements herein and expressly acknowledged by Owner in writing as still unsettled.

## ARTICLE 15 – SUSPENSION OF WORK AND TERMINATION

15.01 *Owner May Suspend Work*

A. At any time and without cause, Owner may suspend the Work or any portion thereof for a period of not more than 90 consecutive days by notice in writing to Contractor which will fix the date on which Work will be resumed. Contractor shall resume the Work on the date so fixed. Contractor shall be granted an adjustment in the Contract Price or an extension of the Contract Times, or both, directly attributable to any such suspension if Contractor makes a Claim therefor as provided in Paragraph 10.05.

15.02 *Owner May Terminate for Cause*

A. The occurrence of any one or more of the following events will justify termination for cause:

1. Contractor persistent failure to perform the Work in accordance with the Contract Documents (including, but not limited to, failure to supply sufficient skilled workers or suitable materials or equipment or failure to adhere to the Progress Schedule established under Paragraph 2.07 as adjusted from time to time pursuant to Paragraph 6.05);

2. Contractor disregard of Laws or Regulations of any public body having jurisdiction;

3. Contractor repeated disregard of the authority of Owner; or

4. Contractor violation in any substantial way of any provisions of the Contract Documents.

B. If one or more of the events identified in Paragraph 15.02.A occur, Owner may, after giving Contractor (and surety) seven days written notice of its intent to terminate the services of Contractor:

1. exclude Contractor from the Site, and take possession of the Work and of all Contractor tools, appliances, construction equipment, and machinery at the Site, and use the same to the full extent they could be used by Contractor (without liability to Contractor for trespass or conversion);

2. incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere; and

3. complete the Work as Owner may deem expedient.

C. If Owner proceeds as provided in Paragraph 15.02.B, Contractor shall not be entitled to receive any further payment until the Work is completed. If the unpaid balance of the Contract Price exceeds all claims, costs, losses, and damages (including but not limited to all fees and charges of Owner, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) sustained by Owner arising out of or relating to completing the Work, such excess will be paid to Contractor. If such claims, costs, losses, and damages exceed such unpaid balance, Contractor shall pay the difference to Owner. Such claims, costs, losses, and damages incurred by Owner will be reviewed by Owner as to their reasonableness and, when so approved by Owner, incorporated in a Change Order. When exercising any rights or remedies under this Paragraph, Owner shall not be required to obtain the lowest price for the Work performed.

D. Notwithstanding Paragraphs 15.02.B and 15.02.C, Contractor services will not be terminated if Contractor begins within seven days of receipt of notice of intent to terminate to correct its failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of said notice.

E. Where Contractor services have been so terminated by Owner, the termination will not affect any rights or remedies of Owner against Contractor then existing or which may thereafter accrue. Any retention or payment of moneys due Contractor by Owner will not release Contractor from liability.

F. If and to the extent that Contractor has provided a performance bond under the provisions of Paragraph 5.01.A, the termination procedures of that bond shall supersede the provisions of Paragraphs 15.02.B and 15.02.C.

15.03 *Owner May Terminate For Convenience*

A. Upon seven days written notice to Contractor, Owner may, without cause and without prejudice to any other right or remedy of Owner, terminate the Contract. In such case, Contractor shall be paid for (without duplication of any items):

1. completed and acceptable Work executed in accordance with the Contract Documents prior to the effective date of termination, including fair and reasonable sums for overhead and profit on such Work;

2. expenses sustained prior to the effective date of termination in performing services and furnishing labor, materials, or equipment as required by the Contract Documents in connection with uncompleted Work, plus fair and reasonable sums for overhead and profit on such expenses;

3. reasonable expenses directly attributable to termination.

B. Contractor shall not be paid on account of loss of anticipated profits or revenue or other economic loss arising out of or resulting from such termination.

15.04 *Contractor May Stop Work or Terminate*

A. If, through no act or fault of Contractor, (i) the Work is suspended for more than 90 consecutive days by Owner or under an order of court or other public authority, or (ii) Owner fails to act on any Application for Payment within 30 days after it is submitted, or (iii) Owner fails for 30 days to pay Contractor any sum finally determined to be due, then Contractor may, upon seven days written notice to Owner, and provided Owner does not remedy such suspension or failure within that time, terminate the Contract and recover from Owner payment on the same terms as provided in Paragraph 15.03.

B. In lieu of terminating the Contract and without prejudice to any other right or remedy, if Owner has failed to act on an Application for Payment within 30 days after it is submitted, or Owner has failed for 30 days to pay Contractor any sum finally determined to be due, Contractor may, seven days after written notice to Owner, stop the Work until payment is made of all such amounts due Contractor. The provisions of this Paragraph 15.04 are not intended to preclude Contractor from making a Claim under Paragraph 10.05 for an adjustment in Contract Price or Contract Times or otherwise for expenses or damage directly attributable to Contractor stopping the Work as permitted by this Paragraph.

## ARTICLE 16 – DISPUTE RESOLUTION

16.01 *Methods and Procedures*

A. Either Owner or Contractor may request mediation of any Claim submitted to Owner for a decision under Paragraph 10.05 before such decision becomes final and binding. The mediation will be governed by the Construction Industry Mediation Rules of the American Arbitration Association in effect as of the Effective Date of the Agreement. The request for mediation shall be submitted in writing to the American Arbitration Association and the other party to the Contract. Timely submission of the request shall stay the effect of Paragraph 10.05.E.

B. Owner and Contractor shall participate in the mediation process in good faith. The process shall be concluded within 60 days of filing of the request. The date of termination of the mediation shall be determined by application of the mediation rules referenced above.

C. If the Claim is not resolved by mediation, Owner action under Paragraph 10.05.C or a denial pursuant to Paragraphs 10.05.C.3 or 10.05.D shall become final and binding 30 days after termination of the mediation unless, within that time period, Owner or Contractor:

1. elects in writing to invoke any dispute resolution process provided for in Supplementary Conditions; or

2. agrees with the other party to submit the Claim to another dispute resolution process; or

3. gives written notice to the other party of the intent to submit the Claim to a court of competent jurisdiction.

## ARTICLE 17 – MISCELLANEOUS

17.01 *Giving Notice*

A. Whenever any provision of the Contract Documents requires the giving of written notice, it will be deemed to have been validly given if:

1. delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended; or

2. delivered at or sent by registered or certified mail, postage prepaid, to the last business address known to the giver of the notice.

17.02 *Computation of Times*

A. When any period of time is referred to in the Contract Documents by days, it will be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day will be omitted from the computation.

17.03 *Cumulative Remedies*

A. The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder to the parties hereto are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by Laws or Regulations, by special warranty or guarantee, or by other provisions of the Contract Documents. The provisions of this Paragraph 17.03 will be as effective as if repeated specifically in the Contract Documents in connection with each particular duty, obligation, right, and remedy to which they apply.

17.04 *Survival of Obligations*

A. All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with the Contract Documents, as well as all continuing obligations indicated in the Contract Documents, will survive final payment, completion, and acceptance of the Work or termination or completion of the Contract or termination of the services of Contractor.

17.05 *Controlling Law*

A. This Contract is to be governed by the law of the state in which the Project is located.

17.06 *Headings*

A. Article and paragraph headings are inserted for convenience only and do not constitute parts of these General Conditions.

**EXHIBIT D**

**BID FORM AND SCHEDULE OF VALUES**

City of Alachua – FY 2026

NW 104th Terrace Right Turn Lane

Note: The description of work listed on the Schedule of Values may not be applicable to the project. If this is the case, please mark "N/A" in the total column for that item. Blank lines have been provided to include any items that are shown on the plans but are not listed on the Schedule of Values.

**Bid Form - Schedule of Values**

| Base Bid or Add. Alt. | No. | Description | ~~Spec. Reference~~ QUANTITY | Unit | UNIT Cost | TOTAL COST |
|---|---|---|---|---|---|---|
| Base Bid | 01 | AS-BUILT SURVEY | 1 | LS | $3,675.00 | $3,675.00 |
| Base Bid | 02 | SILT FENCE | 600 | LF | 4.80 | $2,880.00 |
| Base Bid | 03 | CLEARING AND GRUBBING | .25 | AC | $27,063.36 | $6,765.84 |
| Base Bid | 04 | ROADSIDE FILL | 207 | CY | $9.84 | $2,036.88 |
| Base Bid | 05 | SWALE CUT | 615 | CY | $15.27 | $9,391.05 |
| Base Bid | 06 | SEED SWALE BOTTOM | N/A | SY | N/A | N/A |
| Base Bid | 07 | SOD SWALE SLOPES AND SHOULDER + BOTTOM | 1583 | SY | $18.45 | $29,206.35 |
| Base Bid | 08 | REMOVAL OF EXISITING STRUCTURES | 1 | ~~SF~~ LS | $5,928.00 | $5,928.00 |
| Base Bid | 09 | RELOCATION OF EXISITING SIGNAGE | 1 | EA | $300.00 | $300.00 |
| Base Bid | 10 | MILL EXISITING PAVEMENT 1 ½" AVE DEPT | 466 | SY | $21.90 | $10,205.40 |
| Base Bid | 11 | 1 ½" LIFTS OF SP-9.5 ASPHALT | 200 | TN | $521.68 | $104,336.00 |

JOHN C. HIPP CONSTRUCTION EQUIPMENT COMPANY
P.O. BOX 1000
ALACHUA, FL 32616

| | | | QUANTITY | | UNIT COST | TOTAL COST |
|---|---|---|---|---|---|---|
| Base Bid | 12 | ~~8"~~ 10" LIMEROCK | 722 | SY | $36.15 | $26,100.30 |
| Base Bid | 13 | TYPE B STABILIZATION | 722 | SY | $25.13 | $18,143.86 |
| Base Bid | 14 | 4" CONCRETE APRON | 6 | SY | $570.00 | $3,420.00 |
| Base Bid | 15 | 24" RCP | 96 | LF | $103.63 | $9,948.48 |
| Base Bid | 16 | 24" RCP MES | 1 | EA | $2,648.48 | $2,648.48 |
| Base Bid | 17 | TYPE E INLET | 1 | EA | $4,872.00 | $4,872.00 |
| Base Bid | 18 | THERMOPLASTIC WHITE SOLID 6" | 717 | LF | $1.89 | $1,355.13 |
| Base Bid | 19 | THERMOPLASTIC WHITE SOLID STRIPE 24" | 18 | LF | $12.60 | $226.80 |
| Base Bid | 20 | THERMOPLASTIC WHITE SKIP STRIPE 6" | .0625 | GM | $9,979.20 | $623.70 |
| Base Bid | 21 | THERMOPLASTIC YELLOW SOLID 6" | .0144 | GM | $9,979.20 | $143.70 |
| Base Bid | 22 | THERMOPLASTIC WHITE TURN ARROW | 2 | EA | $420.00 | $840.00 |
| Base Bid | 23 | THERMOPLASTIC WHITE BUCYCLE SYMBOLS | 2 | EA | $450.00 | $900.00 |
| Base Bid | 24 | R6-1L "ONE-WAY" SIGN | 2 | EA | $450.00 | $900.00 |
| Base Bid | 25 | R1-1 "STOP" SIGN | 1 | EA | $450.00 | $450.00 |
| Base Bid | 26 | R6-3 "DIVIDED HIGHWAY" SIGN | 1 | EA | $450.00 | $450.00 |
| | 27 | MOBILIZATION | 1 | LS | $21,629.25 | $21,629.25 |
| | 28 | MAINTENANCE OF TRAFFIC | 1 | LS | $22,475.68 | $22,475.68 |
| | 29 | EROSION CONTROL | 1 | LS | $3,862.50 | $3862.50 |
| **TOTAL** | | | | | | |
| | | TOTAL BASE BID COST *(line items 1 through 26)* | | | | $293,714.40 |

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JOHN C. HIPP CONSTRUCTION
EQUIPMENT COMPANY
P.O. BOX 1000
ALACHUA, FL 32616

## EXHIBIT E

## INSURANCE REQUIREMENTS

### 1. Insurance

Except as otherwise specified, the Contractor and any sub-contractors of any tier will be required at their own expense to maintain in effect at all times during the performance of the work insurance coverages with limits not less than those set forth below with insurers and under forms of policies satisfactory to the Owner. It shall be the responsibility of the Contractor to maintain adequate insurance coverage and to assure that sub-contractors are adequately insured at all times. Failure of the Contractor to maintain adequate coverage shall not relieve the Contractor of any contractual responsibility or obligation.

The requirements specified herein as to types, limits and Owner's approval of insurance coverage to be maintained by the Contractor and sub-contractors are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Contractor and sub- contractors.

Any insurance carried by the Owner which may be applicable shall be deemed to be excess insurance and the Contractor's insurance primary for all purposes despite any conflicting provision in the Contractor's policies to the contrary.

For insurance purposes, the title of Ownership of materials furnished under this contract shall remain with the Contractor until the Owner receives such materials at the specified destination.

### 1.1 Additional Insured

Upon notice of award and before a Contract is presented to the City Commission, all insurance coverages furnished under the contract, except for Workers Compensation and Employers Liability, shall include the Owner, officials, directors, partners, consultants, agents and employees as additional insured with respect to the activities of the Contractor and sub-contractors and certificates of insurance be delivered to Donna Smith @ dsmith@cityofalachua.org. These policies shall contain a "cross- liability" or "severability of interest" clause or endorsement. Notwithstanding any other provision of these policies, the insurance afforded shall apply separately to each insured, named insured or additional insured with respect to any claim, suit, or judgment made or brought by or for any other insured, named insured or additional insured as though a separate policy had been issued to each, except the insurer's liability shall not be increased beyond the amount or amounts for which the insurer would have been liable had only one insured been named. The Owner shall not by reason of their inclusion under these policies incur liability to the insurance carrier for payment of premium.

### 1.2 Waiver of Subrogation

The Contractor and sub-contractors shall require their insurance carriers, with respect to all insurance policies, to waive all rights of subrogation against Owner, officials, directors, partners, consultants, agents and employees.

COA shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the Contractor and/or sub-contractor providing such insurance.

**1.3 Certificates of Insurance**

The Certificate(s) of Insurance furnished by the Contractor shall be completed by the authorized representative and presented to the Purchasing Division. The certificate shall be dated and show the following:

1.3.1 The name of the insurer, the effective and termination date, the specified job by name and quote number, name of the insured Contractor and the policy number.

1.3.2 Statement that the insurer will mail notice to COA at least thirty (30) days prior to any material deviations or cancellations of the policy.

1.3.3 Shall include all deductibles and/or self-insurance retentions for each line of insurance coverage.

1.3.4 The Certificate(s) of Insurance shall designate COA as certificate holder as follows:

City of Alachua
Attention: Purchasing Division 15100 NW
142 Terrace
Alachua, Florida 32615

**2. Workers Compensation and Employers Liability**

This insurance shall protect the Contractor against all claims under applicable state workers compensation laws. The insured shall also be protected against claims for injury, disease or death of employees which, for any reason, may not fall within the provision of a worker's compensation law. The policy shall include an "all states" or "other states" endorsement.

2.1 The liability limits shall not be less than required by Florida Law.

| ***Insurance:*** | ***Description:*** |
|---|---|
| Workers' Compensation<br>Employer's Liability | Statutory<br>$1,000,000 each occurrence |

**3. Comprehensive Automobile Liability**

This insurance shall be an "occurrence" type policy written in comprehensive form and shall protect the Contractor and the additional insured against all claims for injuries to members of the public and damage to property of others arising from the use of motor vehicles, and shall cover operation on or off the site of all motor vehicles licensed for highway use, whether they are owned, non- owned or hired.

3.1 The liability limits shall not be less than:

| ***Insurance:*** | ***Description:*** |
|---|---|
| Bodily Injury<br>Property Damage | $1,000,000 combined single limit Each occurrence |

**4. Comprehensive General Liability**

This insurance shall be an "occurrence" type policy written in comprehensive form and shall protect the Contractor and the additional insured against all claims arising from bodily injury, sickness, disease or death of any person or damage to property of the Owner or others arising out of any act or omission of the Contractor or his agents, employees or sub-contractors. This policy shall also include protection against claims insured by usual personal injury liability coverage, a "protective liability" endorsement to insure the contractual liability assumed by the Contractor and "Completed Operations and Products Liability" coverage (to remain in force for 2 years after final payment).

4.1 The liability limits shall not be less than:

| ***Insurance:*** | ***Description:*** |
|---|---|
| Personal injury and Property damage | $1,000,000 combined single limit each occurrence and $1,000,000 aggregate |

**5. Umbrella Liability Policy**

This insurance shall be an "occurrence" type policy protect the Contractor and the additional insured against all claims in excess of the limits provided under the employer liability, comprehensive automobile liability, and the comprehensive general liability policies. The liability limits of the umbrella liability policy shall not be less than $1,000,000. The policy shall be an “occurrence” type policy.

**6. Property Insurance (Builder's Risk)**

As required by Article 5.05 of the General Conditions.

****** END OF SECTION ******

**EXHIBIT F**
**NOTICE TO PROCEED**

**Date:**

| | |
|---|---|
| **Project:** | |
| **Owner:** City of Alachua | Owner's Contract No.: |
| **Consultant:** | Engineer's Project No.: N/A |

You are notified that the Contract Times under the above Contract will commence to run on _____, 2026 on or before that date, you are to start performing your obligations under the Contract Documents. In accordance with Article 4 of the Agreement the number of calendar days to achieve Substantial Completion is 90 days and 120 calendar days for final completion.

Before you may start any Work at the Site, you must deliver to the owner certificates of insurance which you are required to purchase and maintain in accordance with the Contract Documents.

Also, before you may start any Work at the Site, you must:

1. Coordinate access to site procedures with Owner.
2. Receive a Purchase Order from Owner.

Owner: CITY OF ALACHUA

By:_____
Rodolfo Valladares

City Manager_____
Title

_____
Date

**EXHIBIT G**

**CHANGE ORDER**

**CHANGE ORDER # ____**

PURCHASE ORDER NO.: _____
(For billing purposes only, to be assigned by COA after execution)

PROJECT NAME: _____

CITY: City of Alachua, a Municipality in Alachua County, Florida

PROJECT MANAGER: _____

CONTRACTOR: _____

CONTRACTOR'S ADDRESS: _____
(Street Address)

_____
(City, State and Zip)

Execution of this Change Order by COA shall serve as authorization for the CONTRACTOR to provide additional work, change the work, change Contract price or alter the Contract Times (delivery Dates) outlined in the Contract between the parties dated _____. Except for the matters set forth in this Change Order, all other terms and conditions of the identified Contract shall remain in full force and effect.

**ATTACHMENTS (Check all that apply):**

[ ] DETAILED CHANGED SCOPE OF WORK
[ ] DRAWINGS/PLANS/SPECIFICATIONS
[ ] CHANGE OF CONTRACT PERFORMANCE DATE(S)

CONTRACTOR shall provide said services pursuant to this Change Order and its attachments, which are incorporated herein.

CHANGE IN CONTRACT TIME: The content authorized by this Change Order shall be commenced upon its execution and delivery.

METHOD OF COMPENSATION:

(a) This Change Order is issued on a:
[ ] Lump Sum Basis
[ ] Hourly Rate Basis with Not-to-Exceed Amount of $_____
[ ] Hourly Rate Basis with a Limitation of Funds Amount of
$_____

(b) If the compensation is based on a "Lump Sum Basis," then CONTRACTOR shall perform all work required by this Change Order for the sum of DOLLARS ($ _____). In no event shall CONTRACTOR be paid more than the "Lump Sum Fee" amount.

(c) If the compensation is based on an "Hourly Rate Basis" with a "Not-to-Exceed" amount, then CONTRACTOR shall perform all work required by this Change Order for a sum not exceeding DOLLARS ($ _____). CONTRACTOR compensation shall be based on the actual work required by this Change Order.

(d) If the compensation is based on an "Hourly Rate Basis" with a "Limitation of Funds" amount, CONTRACTOR is no authorized to exceed the "Limitation Funds" amount of DOLLARS ($ _____) without a Change Order accepted and executed by COA. Such approval, if given by COA, shall indicate a new "Limitation of Funds" amount. COA shall compensate CONTRACTOR for the actual work performed under this Change Order.

COA shall make payment to the CONTRACTOR in strict accordance with the payment terms of the above-referenced Contract.

It is expressly understood by the CONTRACTOR that this Change Order, until executed by COA, does not authorize the performance of any services by the CONTRACTOR and that COA, prior to its execution of the Change Order, reserves the right to authorize a party other than the CONTRACTOR to perform the services called for under this Change Order if it is determined that to do so is in the best interest of COA.

IN WITNESS WHEREOF, the parties hereto have made and executed this Change Order on this ____ day of _____ 20___, for the purposes stated herein.

_____

**[CONTRACTOR]**

By: _____

Title: _____

**CITY OF ALACHUA, FLORIDA**

By: _____

Title: City Manager

**EXHIBIT H**

**CERTIFICATE OF SUBSTANTIAL COMPLETION**

| | |
|---|---|
| Project: | |
| Owner: City of Alachua | Owner's Contract No.: |
| Contract: | Engineer's Project No.: |

**This Certificate of Substantial Completion applies to:**

☐ All Work under the Contract Documents: ☐ The following specified portions of the Work:

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Project or portion thereof designated above is hereby declared and is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below.

A list of items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

**The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance and warranties shall be as provided in the Contract Documents except as amended as follows:**

☐ Amended Responsibilities ☐ Not Amended

Owner's Amended Responsibilities:

Contractor's Amended Responsibilities:

The following documents are attached to and made part of this Certificate:

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.

| | |
|---|---|
| Executed by Engineer | Date |
| Accepted by Contractor | Date |
| Accepted by Owner | Date |

# EXHIBIT I

## PERFORMANCE BOND

CONTRACTOR *(name and address)*:

SURETY *(name and address of principal place of business)*:

OWNER *(name and address)*:

CONSTRUCTION CONTRACT

Effective Date of the Agreement:

Amount:

Description *(name and location)*:

BOND

Bond Number:

Date *(not earlier than the Effective Date of the Agreement of the Construction Contract)*:

Amount:

Modifications to this Bond Form: ☐ None

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.

| **CONTRACTOR AS PRINCIPAL** | **SURETY** |
|---|---|
| _____ *(seal)* | _____ *(seal)* |
| Contractor's Name and Corporate Seal | Surety's Name and Corporate Seal |
| **By:** _____ | **By:** _____ |
| Signature | Signature *(attach power of attorney)* |
| _____ | _____ |
| Print Name | Print Name |
| _____ | _____ |
| Title | Title |
| **Attest:** _____ | **Attest:** _____ |
| Signature | Signature |
| _____ | _____ |
| Title | Title |

***Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party shall be considered plural where applicable.***

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Paragraph 3.

3. If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after:

3.1 The Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor, and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Paragraph 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor, and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;

3.2 The Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

3.3 The Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

4. Failure on the part of the Owner to comply with the notice requirement in Paragraph 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

5. When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owners concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:

5.4.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

5.4.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

6. If the Surety does not proceed as provided in Paragraph 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Paragraph 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

7. If the Surety elects to act under Paragraph 5.1, 5.2, or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication for:

7.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

7.2 additional legal, design professional, and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Paragraph 5; and

7.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

8. If the Surety elects to act under Paragraph 5.1, 5.3, or 5.4, the Surety's liability is limited to the amount of this Bond.

9. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors, and assigns.

10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.

11. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum periods of limitations available to sureties as a defense in the jurisdiction of the suit shall be applicable.

12. Notice to the Surety, the Owner, or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

14. Definitions

14.1 Balance of the Contract Price: The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made including allowance for the Contractor for any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

14.2 Construction Contract: The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

14.3 Contractor Default: Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

14.4 Owner Default: Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

14.5 Contract Documents: All the documents that comprise the agreement between the Owner and Contractor.

15. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

**EXHIBIT J**

# PAYMENT BOND

CONTRACTOR *(name and address)*:

SURETY *(name and address of principal place of business)*:

OWNER *(name and address)*:

CONSTRUCTION CONTRACT

Effective Date of the Agreement:

Amount:

Description *(name and location)*:

BOND

Bond Number:

Date *(not earlier than the Effective Date of the Agreement of the Construction Contract)*:

Amount:

Modifications to this Bond Form: ☐ None ☐ See Paragraph 18

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.

| **CONTRACTOR AS PRINCIPAL** | **SURETY** |
|---|---|
| _____ *(seal)* | _____ *(seal)* |
| Contractor's Name and Corporate Seal | Surety's Name and Corporate Seal |
| **By:** _____ | **By:** _____ |
| Signature | Signature *(attach power of attorney)* |
| _____ | _____ |
| Print Name | Print Name |
| _____ | _____ |
| Title | Title |
| **Attest:** _____ | **Attest:** _____ |
| Signature | Signature |
| _____ | _____ |
| Title | Title |

***Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party shall be considered plural where applicable.***

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner to pay for labor, materials, and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

2. If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies, and holds harmless the Owner from claims, demands, liens, or suits by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

3. If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Paragraph 13) of claims, demands, liens, or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, and tendered defense of such claims, demands, liens, or suits to the Contractor and the Surety.

4. When the Owner has satisfied the conditions in Paragraph 3, the Surety shall promptly and at the Surety's expense defend, indemnify, and hold harmless the Owner against a duly tendered claim, demand, lien, or suit.

5. The Surety's obligations to a Claimant under this Bond shall arise after the following:

   5.1 Claimants who do not have a direct contract with the Contractor,

      5.1.1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and

      5.1.2 have sent a Claim to the Surety (at the address described in Paragraph 13).

   5.2 Claimants who are employed by or have a direct contract with the Contractor have sent a Claim to the Surety (at the address described in Paragraph 13).

6. If a notice of non-payment required by Paragraph 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Paragraph 5.1.1.

7. When a Claimant has satisfied the conditions of Paragraph 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

   7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

   7.2 Pay or arrange for payment of any undisputed amounts.

   7.3 The Surety's failure to discharge its obligations under Paragraph 7.1 or 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Paragraph 7.1 or 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

8. The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Paragraph 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

9. Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

10. The Surety shall not be liable to the Owner, Claimants, or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to or give notice on behalf of Claimants, or otherwise have any obligations to Claimants under this Bond.

11. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.

12. No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Paragraph 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of

limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

13. Notice and Claims to the Surety, the Owner, or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

14. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

15. Upon requests by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

16. **Definitions**

16.1 **Claim:** A written statement by the Claimant including at a minimum:

1. The name of the Claimant;
2. The name of the person for whom the labor was done, or materials or equipment furnished;
3. A copy of the agreement or purchase order pursuant to which labor, materials, or equipment was furnished for use in the performance of the Construction Contract;
4. A brief description of the labor, materials, or equipment furnished;
5. The date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
6. The total amount earned by the Claimant for labor, materials, or equipment furnished as of the date of the Claim;
7. The total amount of previous payments received by the Claimant; and
8. The total amount due and unpaid to the Claimant for labor, materials, or equipment furnished as of the date of the Claim.

16.2 **Claimant:** An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials, or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms of "labor, materials, or equipment" that part of the water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.

16.3 **Construction Contract:** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

16.4 **Owner Default**: Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

16.5 **Contract Documents:** All the documents that comprise the agreement between the Owner and Contractor.

17. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

# EXHIBIT K

## Contractor's Application for Payment No. _____

| | | |
|---|---|---|
| | Application Period: | Application Date: |
| To (Owner): City of Alachua | From (Contractor): | Via (Engineer): |
| Project: | Contract: | |
| Owner's Contract No.: | Contractor's Project No.: | Engineer's Project No.: |

**Application For Payment**

**Change Order Summary**

| Approved Change Orders | | |
|---|---|---|
| Number | Additions | Deductions |
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| TOTALS | | |
| NET CHANGE BY CHANGE ORDERS | | |

1. **ORIGINAL CONTRACT PRICE..... $** _____
2. **Net change by Change Orders..... $** _____
3. **Current Contract Price (Line 1 ± 2)..... $** _____
4. **TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)..... $** _____
5. **RETAINAGE:**
   - a. **X** _____ **Work Completed..... $** _____
   - b. **X** _____ **Stored Material..... $** _____
   - c. **Total Retainage (Line 5a + Line 5b)..... $** _____
6. **AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)..... $** _____
7. **LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... $** _____
8. **AMOUNT DUE THIS APPLICATION..... $** _____
9. **BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)..... $** _____

**Contractor's Certification**

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

| By: | Date: |
|---|---|
| | |

Payment of: $ _____
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ _____
(Engineer) (Date)

Payment of: $ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ _____
(Owner) (Date)

Approved by: _____ _____
Funding Agency (if applicable) (Date)

# Progress Estimate - Lump Sum Work

# Contractor's Application

| For (Contract): RFB 2019-05 Alachua West Utility Infrastructure Improvements | Application Number: |
|---|---|
| Application Period: | Application Date: |

| | | | Work Completed | | E | F | | G |
|---|---|---|---|---|---|---|---|---|
| A | | B | C | D | Materials Presently Stored (not in C or D) | Total Completed and Stored to Date (C + D + E) | % (F / B) | Balance to Finish (B - F) |
| Specification Section No. | Description | Scheduled Value ($) | From Previous Application (C+D) | This Period | | | | |
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## Progress Estimate - Unit Price Work

## Contractor's Application

| For (Contract): RFB 2019-05 Alachua West Utility Infrastructure Improvements | Application Number: |
|---|---|
| Application Period: | Application Date: |

| A | | | | B | C | D | E | F | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item | | Bid Item Quantity | Unit Price | Bid Item Value ($) | Estimated Quantity Installed | Value of Work Installed to Date | Materials Presently Stored (not in C) | Total Completed and Stored to Date (D + E) | % (F / B) | Balance to Finish (B - F) |
| Bid Item No. | Description | | | | | | | | | |
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## Stored Material Summary

## Contractor's Application

| For (Contract): RFB 2019-05 Alachua West Utility Infrastructure Improvements | | | | | | | | Application Number: | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Application Period: | | | | | | | | Application Date: | | | |
| A | | B | C | | D | | E | | F | | G |
| Bid Item No. | Supplier Invoice No. | Submittal No. (with Specification Section No.) | Storage Location | Description of Materials or Equpment Stored | Stored Previously | | Amount Stored this Month ($) | Subtotal Amount Completed and Stored to Date (D + E) | Incorporated in Work | | Materials Remaining in Storage ($) (D + E - F) |
| | | | | | Date Placed into Storage (Month/Year) | Amount ($) | | | Date (Month/ Year) | Amount ($) | |
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## EXHIBIT L

## HUMAN TRAFFICKING AFFIDAVIT

In compliance with Section 787.06(13), Florida Statutes, this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Alachua (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.

2. I am an officer or representative of John C Hipp Construction Equip Co. a non-governmental entity and I am authorized to provide this affidavit on behalf of Nongovernmental Entity)

3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.

5. I have read the foregoing affidavit and confirm that the facts stated in it are true, and are made for the benefit of, and reliance by Governmental Entity.

Company: John C Hipp Construction Equipment. Co

Authorized Signature: _____ Date: May 20, 2026

Printed Name: Virginia H Johns Title: Vice President

STATE OF FL COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of May, 2026, by Virginia H Johns, as Vice-President on behalf of the company/corporation. They ☑ are personally known to me or ☐ have produced N/A as identification.

Pamela Roberts
Notary Public Signature

(Affix Notary Stamp or Seal)

PAMELA ROBERTS
Notary Public - State of Florida
Commission # HH 488135
My Comm. Expires Feb 1, 2028
Bonded through National Notary Assn.

Print, Type or Stamp Name of Notary: Pamela Roberts
My commission expires: February 1, 2028