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 22, 2026

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

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) BUILDING COMPASSIONATE COMMUNITIES THROUGH HOSPICE AND PALLIATIVE CARE

B) FISCAL ANALYSIS REPORT FOR FY 2025-2026 THROUGH MAY 31, 2026

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) 2026-2027 CITY COMMISSION BOARD AND COMMITTEE ASSIGNMENTS

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; ADOPTION HEARING).

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).

V. AGENDA ITEMS

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

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

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

A) APPROVAL OF THE MAY 18, 2026, CITY COMMISSION MEETING MINUTES.

B) APPROVAL OF THE JUNE 08, 2026, CITY COMMISSION MEETING MINUTES

C) INTERLOCAL AGREEMENT BETWEEN CITY OF ALACHUA AND ALACHUA COUNTY (SAFE ROUTES TO SCHOOL PROJECT--MEBANE MIDDLE SCHOOL)

Commission Agenda
Item

MEETING DATE: June 22, 2026

SUBJECT:
Building Compassionate Communities Through Hospice and Palliative Care

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Receive the presentation

Summary

Jodie Goodman, Executive Director of Business Development, and LaKacea Smith, Patient Care Representative of Haven Hospice, will present highlights on the difference between palliative and hospice services, while addressing common misconceptions. They will emphasize the role community partnerships can play in improving access to support, caregiver resources, and advanced care planning. The presentation will demonstrate how compassionate communities can help reduce isolation and strengthen support for residents navigating illness and loss. The goal is to inspire collaboration between community leaders and healthcare partners to promote education, awareness, and compassionate care for all.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Open Access Flyers
2. Can Haven Help Checklist - All Haven
3. Palliative Care - Home

4. Palliative Care vs Hospice Care
5. Facts about Hospice Flyer
6. Haven Programs Flyer

Did you know...

Haven Hospice is an Open Access Hospice Provider!

At Haven we strive to meet EVERY hospice-eligible patient where they are!
We treat and evaluate every patient based on their unique needs and treatment plans.

What Does "Open Access Hospice" Mean?

- "Open Access Hospice" refers to an innovative, patient-centered best practice which aims to help patients with complex illnesses access hospice services earlier in the course of the illness
- At Haven, we understand that patients with terminal illnesses may need to receive complex palliative therapies to improve their symptoms and overall quality of life that may not typically be considered when discussing hospice
- Treatments are patient-specific, goal-driven, and appropriate when a patient chooses comfort care in a home or care center setting

Common Complex Palliative Therapies/Modalities

- Partial parenteral nutrition (PPN) and total parenteral nutrition (TPN)
- IV antibiotics/IV fluids
- Wound care or wound vac therapy
- Dialysis
- Palliative inotropes (dobutamine & milrinone)
- Blood transfusions
- Palliative chemotherapy and palliative radiation therapy
- Ventilation therapy (ALS, BiPAP)
- PT/OT/ST (short-term)
- Other treatments may meet criteria on a case-by-case basis

HAVEN HOSPICE

800.HOSPICE | HavenHospice.com

One phone call to Haven will allow us to manage your high-cost, complex patients and keep you informed as the referring or attending physician

Serving advanced illness needs in North Florida since 1979. Licensed as a hospice since 1980. Haven does not discriminate on the basis of race, color, national origin, age, disability, or sex. Si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 800.727.1889. Si w pale Kreyòl Ayisyen, gen sèvis èd pou lang ki disponib gratis pou ou. Rele 800.727.1889.

Can Haven Help?

		YES
1.	Are you concerned that your loved one will be admitted to the hospital in the next 30 days?	☐
2.	Has your loved one experienced a 10lb or more weight loss in the past 30 days?	☐
3.	Are you concerned that your loved one may pass away before the next holiday?	☐
4.	Has your loved one recently been given a prognosis due to a health condition of six months or less?	☐
5.	Has your loved one been spending most of their time in bed?	☐
6.	Has your loved one shown inability to perform tasks of daily living, like eating, walking, using the bathroom, getting dressed, etc.?	☐
7.	Has your loved one had three or more emergency department visits in the past 60-90 days?	☐
8.	Is your loved one considering discontinuing any aggressive treatment measures such as chemotherapy or dialysis?	☐
9.	Has your loved one expressed a desire to discontinue going to the hospital for treatment?	☐
10.	Has your loved one had decreased alertness, withdrawal or mental confusion?	☐
11.	Has your loved one had recurrent infections?	☐
12.	Has your loved one been falling more?	☐
13.	Has your loved one had symptoms of uncontrolled pain, vomiting or nausea?	☐
14.	Has your loved one had signs of labored breathing? Are they having difficulty breathing?	☐

If you have answered two or more "Yes," please talk to your healthcare provider about Haven's services.

Questions?
Please contact Haven at 800.HOSPICE (467.7423)

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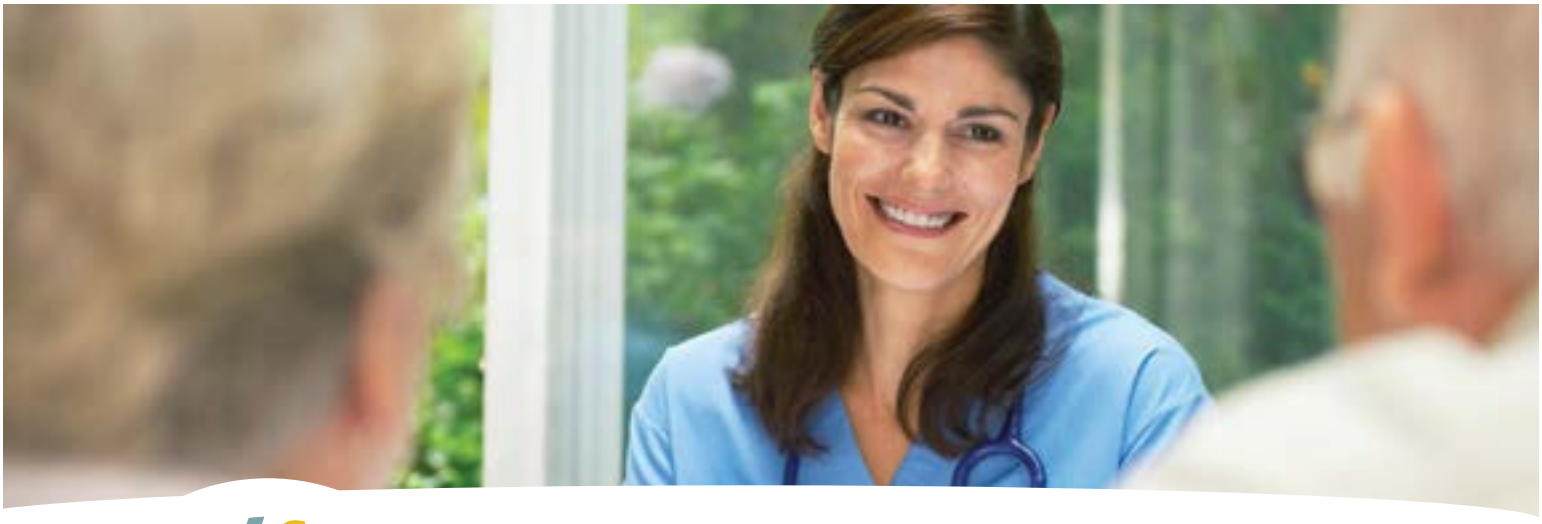
MM4063
Rev Sept 2024



HAVEN PALLIATIVE CARE

EXPERT PALLIATIVE CARE, WHERE PATIENTS NEED IT MOST

Haven Palliative Care is equipped to triage, provide symptom management and have goals of care discussions for patients **at their home**. Consider Haven Palliative Care for patients with:

- Advanced illnesses
- Chronic conditions
- Frequent hospitalizations
- Frequent ED visits
- Trouble understanding or complying with medical recommendations

OUR PALLIATIVE CARE TEAM HAS THE ABILITY TO PERFORM EXTENDED LENGTH VISITS TO:

- Clarify goals of care
- Provide or recommend patient-specific symptom management options
- Discuss other home care support
- Connect residents with community resources
- Evaluate the safety of the patient in their home
- Incorporate discussions with family and friends for the patient's care
- Coordinate medical care with the PCP

THE PCP OR MEDICAL PROVIDER RECEIVES:

- Direct access to our providers to discuss concerns or review patient's treatment plan
- Recommendations for consideration of the patient's medical treatment
- Notes from the palliative care visit for the office chart

800.727.1889 | HavenHospice.com

MM4074
Rev Oct 2024

Serving advanced illness needs in North Florida since 1979. Licensed as a hospice since 1980. Haven does not discriminate on the basis of race, color, national origin, age, disability, or sex. Si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 800.727.1889. Si w pale Kreyòl Ayisyen, gen sèvis èd pou lang ki disponib gratis pou ou. Rele 800.727.1889.

PALLIATIVE CARE

- Chronic or progressive illness, but seeking curative treatment
- Assists with advance care planning WHILE receiving curative treatment
- Care is provided in conjunction with primary physician or specialists
- Medical equipment such as hospital bed, oxygen, wheelchair, etc. can be ordered by the provider
- Nurse practitioner provides in home visits to support your goals of care
- 24/7 support: **352.280.5450**

HAVEN PALLIATIVE CARE

VS

HOSPICE CARE

- Chronic or progressive illness, but focusing on comfort, not a cure
- Manages symptoms and helps patient/family with transition to end-of-life care
- Hospice physician and care team lead the care
- Most medical equipment, supplies and medications are covered and provided
- Team of nurses, aides, volunteers, chaplains and social workers available in-home to support your goals of care
- 24/7 support: **800.727.1889**

HAVEN HOSPICE

800.727.1889 | HavenHospice.com

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Haven Hospice Care

Myths and Facts

MYTHS	FACTS
Hospice is about death.	**Hospice is about living -- a better quality of life at the end of life. Every day is a gift.**
Admission to hospice should occur when the patient is within days of dying.	**Medicare defines a hospice patient as someone with a prognosis of six months or less and the state of Florida's definition is 12 months or less.**
Enrolling in hospice means giving up hope.	**Hospice is about hope. Haven Hospice services and programs are all-encompassing and provide assistance with the physical, medical, emotional and spiritual challenges associated with advanced illness.**
Enrolling in hospice is irreversible.	**Some hospice patients improve enough that they "graduate" from Haven Hospice.**
All hospice patients have to be cared for in a care center.	**The majority of Haven Hospice patients are cared for in their home or wherever they call home.**
Nothing else can or will be done for the hospice patient and at best, hospice patients are over-sedated.	**Haven Hospice professionals provide expert pain management to promote and maximize the quality of life.**
Hospice patients have to give up their family physician and their right to make health care decisions to enroll in hospice services.	**Haven Hospice professionals coordinate the patient's care and medications with their family physician and other healthcare providers.**
There is only one hospice organization.	**There are multiple organizations that provide hospice services. Choose Haven.**

Haven Programs

Advance Care Planning

Through Haven's Advance Care Planning program, we offer opportunities for facilitated discussion with individuals and their healthcare agents about healthcare goals, values and beliefs.

Palliative Care Consultations

Provided by a team of physicians and nurse practitioners, Haven's palliative care consultations include a palliative care medical examination to address pain and symptoms as well as discussions with individuals and their healthcare providers about treatment goals, options and recommendations.

Hospice Care

Haven offers compassionate care and support to individuals with life-limiting illness and their families, which address the physical, psychosocial, emotional and spiritual needs associated with advanced illness while respecting each individual's goals, beliefs and wishes. Haven's team of medical providers and staff will expertly manage pain and symptoms at home or in a variety of settings including hospitals, nursing homes or assisted living facilities.

Healing Hearts Grief Support

Haven's Healing Hearts grief support program offers individual, family and group counseling to anyone who is coping with loss, regardless of how it occurs.

When health becomes a challenge, we will be your haven

800.727.1889 | HavenHospice.com

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MM3023
Rev. Dec 2024

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: June 22, 2026
SUBJECT: Fiscal Analysis Report for FY 2025-2026 through May 31, 2026
PREPARED BY: Tyler Williams
RECOMMENDED ACTION:
Receive the presentation.

Summary

The Finance & Administrative Services Department periodically prepares fiscal analysis reports for the purpose of conveying the City's general fiscal operating condition to the City Commission and the residents of the City of Alachua.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Fiscal Analysis Presentation 20260531
2. Fiscal Analysis Report 20260531

CITY OF ALACHUA

1

FISCAL ANALYSIS REPORT

FISCAL YEAR 2025-2026

THROUGH MAY 31, 2026

JUNE 22, 2026

KEY TERMS

- **Fiscal year: period beginning October 1, 2025 and ending September 30, 2026.**
- **Amended budget: budget including all changes since the beginning of the fiscal year.**
- **Period benchmark: percentage of fiscal year that has transpired - 66.7%.**
- **Encumbrances: Funds committed for future expenses.**

ALL FUNDS SUMMARY

3

	FY 25/26 AMENDED BUDGET	PERCENT OF TOTAL BUDGET
GENERAL FUND	21,227,675	31.61%
SPECIAL REVENUE FUNDS	6,456,544	9.61%
DEBT SERVICE FUND	793,864	1.18%
CAPITAL PROJECTS FUNDS	1,494,326	2.22%
ENTERPRISE FUNDS	32,503,309	48.40%
INTERNAL SERVICE FUND	4,685,011	6.98%
	67,160,729	**100.00%**

General Fund

- **Primary Revenue Source: Taxes**

- **Programs Funded:**
  - City Commission
  - City Manager (City Manager, Deputy City Clerk, Special Expense)
  - City Attorney
  - Finance & Admin. Svcs. (Finance, Grants, Purchasing, Facilities, Information & Tech.)
  - Human Resources
  - Community Planning & Development (Planning, Codes, Building Inspections)
  - Compliance & Risk Management
  - Residential Waste Collection
  - Public Works
  - Police
  - Recreation & Culture

General Fund

5

- **Sources of Funding (86%) –**
  - Current Revenues: $ 14.6M (69%)
  - Budgeted Balances: $ 3.6M (17%)
- **Uses of Funding (65%) –**
  - Expenses: $ 12.3M (58%)
  - Encumbrances: $ 1.4M (7%)

SPECIAL REVENUE FUNDS

6

- **Primary Revenue Source: Intergovernmental Revenue and Taxes**

- **Programs Funded:**
  - Law Enforcement Training
  - Tree Bank
  - APD Explorers
  - T K Basin
  - Infrastructure Surtax
  - Wild Spaces Public Places
  - Children's Trust
  - Donation
  - Community Redevelopment Agency (CRA)

Special Revenue Funds

7

- **Sources of Funding (88%) –**
  - Current Revenues: $ 1.9M (29%)
  - Budgeted Balances: $ 3.8M (59%)
- **Uses of Funding (20%) –**
  - Expenses: $ 890K (14%)
  - Encumbrances: $ 410K (6%)

Debt Service Fund

8

- **Primary Revenue Source: Inter-fund Transfers**

- **Programs Funded:**
  - **Series 2016 Debt Payments**

Debt Service Fund

9

- **Sources of Funding (100%) –**
  - Current Revenues: $ 811K (102%)
  - Budgeted Balances: $ - 17K (- 2%)
- **Uses of Funding (100%) –**
  - Expenses: $ 794K (100%)
  - Encumbrances: $ ------ (0%)

Capital Projects Funds

- **Primary Revenue Source: Intergovernmental Revenue**

- **Programs Funded:**
  - **Heritage Oaks**
  - **CDBG – Economic Development**

CAPITAL PROJECTS FUNDS

- **Sources of Funding (1%) –**
  - Current Revenues: $ 15K (1%)
  - Budgeted Balances: $ 4K (<1%)
- **Uses of Funding (63%) –**
  - Expenses: $ 636K (43%)
  - Encumbrances: $ 308K (21%)

Enterprise Funds

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
  - **Electric**
  - **Water**
  - **Waste Water**
  - **Mosquito**

Enterprise Funds

- **Sources of Funding (77%) –**
  - Current Revenues: $ 15.5M (48%)
  - Budgeted Balances: $ 9.5M (29%)
- **Uses of Funding (53%) –**
  - Expenses: $ 15.9M (49%)
  - Encumbrances: $ 1.4M (4%)

INTERNAL SERVICE FUND

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
  - Utility Operations
  - Utility Billing
  - Utility Administration
  - Warehouse Operations
  - Human Resources
  - Information & Technology
  - Water Distribution/Collection

INTERNAL SERVICE FUND

- **Sources of Funding (80%) –**
  - Current Revenues: $ 2.7M (58%)
  - Balances: $ 1.1M (22%)
- **Uses of Funding (59%) –**
  - Expenses: $ 2.6M (55%)
  - Encumbrances: $ 193K (4%)

ALL FUNDS SUMMARY

16

- **Amended FY 25/26 Budget = $ 67,160,729**

- **Sources of Funding (80%) –**
  - Current Revenues: $ 29.8M (53%)
  - Budgeted Balances: $ 18.0M (27%)

- **Uses of Funding (55%) –**
  - Expenses: $ 33.2M (49%)
  - Encumbrances: $ 3.7M (5%)

INVESTMENTS / CASH HOLDINGS

17

- **Investment portfolio total = $ 1,840,605.99**
  - State Board of Administration (SBA) = $ 1.3M
  - Money Market Account = $ 525K
  - Certificate of Deposit = $ 30K

- **Cash holdings total = $ 30,758,988.02**
  - Operating Account = $ 26.4M
  - CRA Account = $ 828K
  - Customer Deposit Accounts = $ 2.4M
  - Series 2016 Repayment Account = $ 902K
  - SRF Money Market account = $ 80K
  - ARPA Account = $ 125K
  - Other Accounts = $ 37K

CONCLUSION

- **Revenues and Expenses**
- **FY 2026-2027 Budget**

FINANCE AND ADMINISTRATIVE SERVICES
FISCAL ANALYSIS
FY 2025-2026
THROUGH MAY 31, 2026

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INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

The fiscal analysis report is used to report the operating condition of the City, and where applicable, identify potential trends and, if necessary, recommend options for corrective action. The report first looks at the major fund types (General Fund, Enterprise Funds, etc.), and then looks at all City Funds. This report is merely a snapshot that fairly represents the City's financial position at a given point in time. While materially accurate, these are unaudited figures.

Defining Revenue

Revenues are the financial resources available to the City. The City of Alachua has a variety of revenue sources. These revenue sources include taxes, permits and fees, charges for services, fines and forfeitures, grants, and other miscellaneous revenues.

Defining Expenditure

Expenditures constitute a use of financial resources. There are four basic types of expenditures: personal services, operating, capital and debt. Personal services include all salary and salary related expenditures. Operating expenditures include the day-to-day expenses such as supplies, utilities, and equipment purchases. Capital expenditures include construction of roads, parks, buildings and the purchase of land. Debt is the expense related to principal and interest on long-term bonds and notes issued by the City. Expenditure figures within this report include encumbrances. Encumbrances are expenditure commitments that have not yet been actually incurred.

Defining Expenditure Function

Expenditure functions are expenditure classifications according to the principal purposes for which expenditures are made. Examples are general government, public safety, economic environment, physical environment, transportation, and culture/recreation.

Defining Fund Balance

Fund balances are the funds carried over from the previous fiscal year. The City has a variety of uses for fund balance including reserve for future capital projects, for emergencies and catastrophes, for certain bond issues, and for other contingencies and expenditures.

Conclusion

The report gives a more comprehensive view by fund type of the financial operations of the City. The Finance and Administrative Services Department welcomes any feedback you may have.

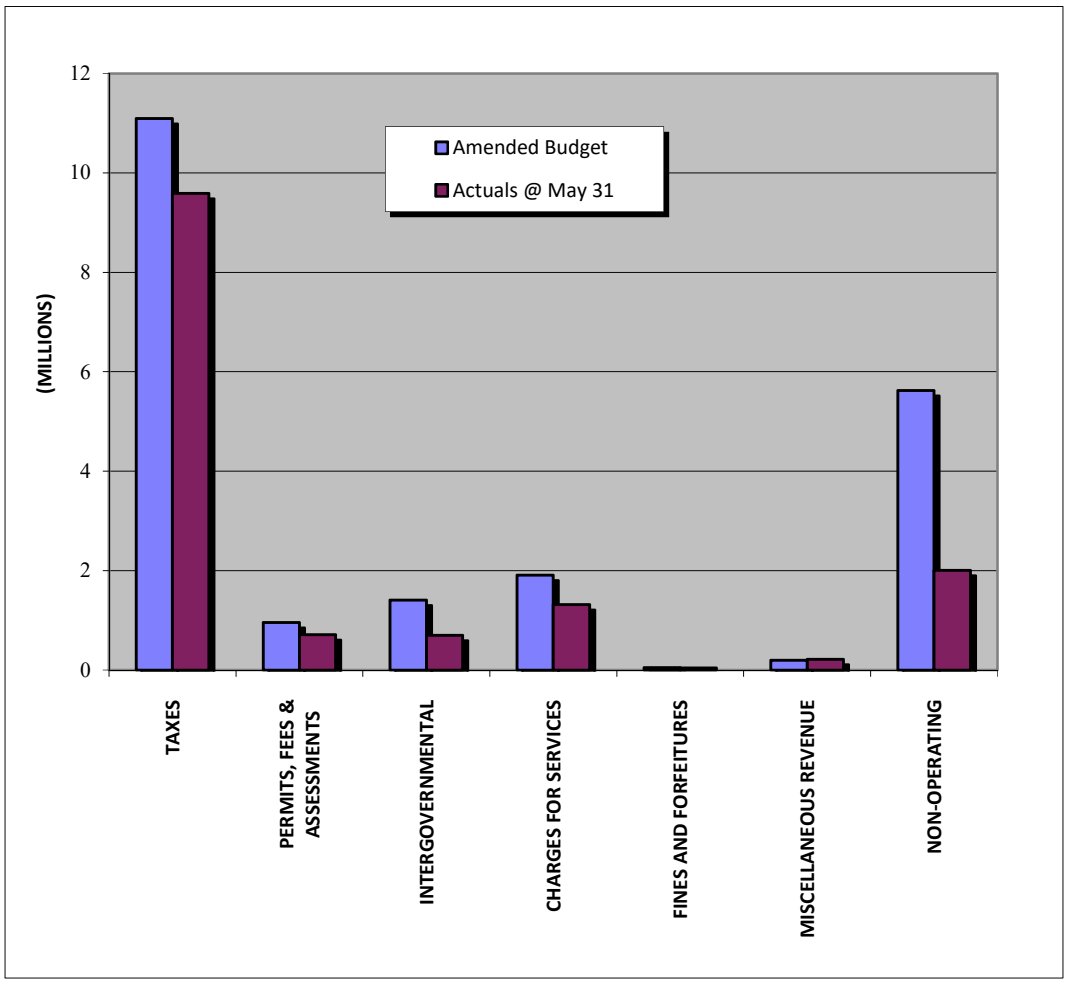
CITY OF ALACHUA **GENERAL FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

FUND 001 - GENERAL FUND: The General Fund is the general operating fund for the Alachua City Commission. This fund is used to account for all financial resources, except those required to be accounted for separately. These resources provide funding for programs such as Recreation Services, General Government Administration, Capital Improvement Projects, Law Enforcement and Planning Services to all residents of the City of Alachua.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	11,091,646	11,091,646	9,585,450	86%
PERMITS, FEES & ASSESSMENTS	955,000	955,000	710,596	74%
INTERGOVERNMENTAL	1,323,800	1,405,589	700,485	50%
CHARGES FOR SERVICES	1,905,770	1,905,770	1,316,862	69%
FINES AND FORFEITURES	50,000	50,000	43,667	87%
MISCELLANEOUS REVENUE	199,200	199,200	213,665	107%
NON-OPERATING	5,620,470	5,620,470	2,007,627	36%
	21,145,886	21,227,675	14,578,352	69%
EXPENSES:				
GENERAL GOVERNMENT	8,637,434	8,583,434	5,472,416	64%
PUBLIC SAFETY	6,971,248	7,053,037	4,811,281	68%
ECONOMIC ENVIRONMENT	0	54,000	11,000	0%
PHYSICAL ENVIRONMENT	1,280,304	1,280,304	1,299,894	102%
TRANSPORTATION	2,693,163	2,693,163	1,100,920	41%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,563,737	1,563,737	1,082,431	69%
	21,145,886	21,227,675	13,777,942	65%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	11,235,153	11,224,907	7,122,838	63%
OPERATING EXPENDITURES	5,640,326	5,678,537	4,231,283	75%
CAPITAL OUTLAY	2,556,949	2,610,773	1,273,363	49%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	84,000	84,000	21,000	25%
NON-OPERATING	1,629,458	1,629,458	1,129,458	69%
POWER COSTS	0	0	0	0%
	21,145,886	21,227,675	13,777,942	65%

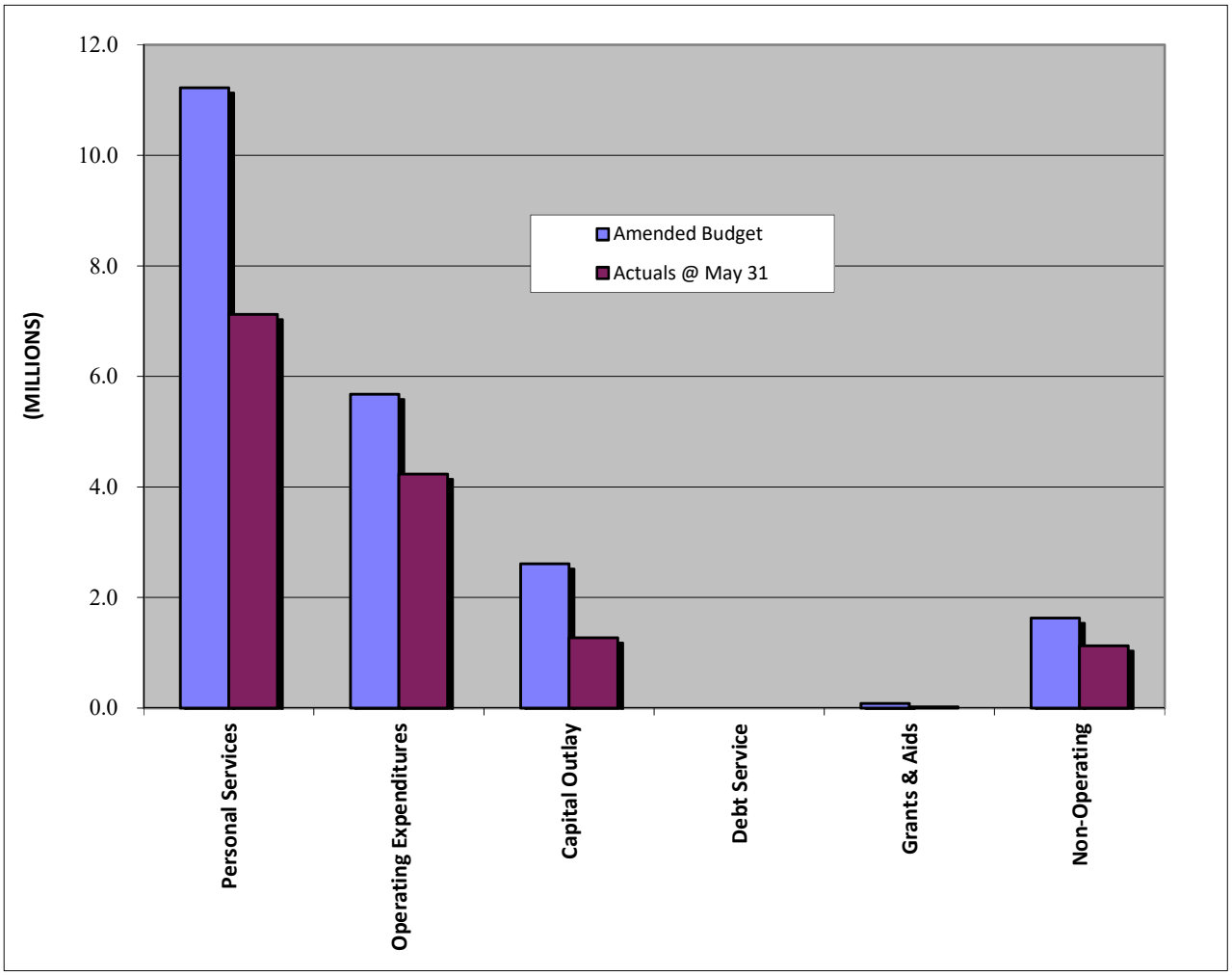
Revenues by Major Category
General Fund

As of May 31, 2026, the City of Alachua collected 69% of budgeted General Fund revenues. Tax collections are at 86%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for approx. $11.1M, or just over half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 74%. The Intergovernmental Revenues are at 50%. Charges for Services are at 69%, Fines & Forfeitures are at 87%, Miscellaneous Revenues are at 107% and Non-Operating Revenues are at 36%.



Expenditures by Major Category
General Fund

Overall, General Fund expenditure categories were at 65%. Personal Services are at 63% with Operating Expenditures at 75%. The Capital Outlay category is at 49%, Grants & Aids are 25% and Non-Operating expenditures are at 69%. Encumbrances for legal and residential waste collection account for 4% of the expense line total ($612K).



CITY OF ALACHUA **GENERAL FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT COLLECTED
TAXES				
AD VALOREM TAXES	8,779,646	8,779,646	8,107,516	92%
LOCAL OPTION FUEL TAXES	350,000	350,000	210,102	60%
UTILITY SERVICES TAXES	1,575,000	1,575,000	1,016,783	65%
COMMUNICATIONS SERVICES TAXES	337,000	337,000	205,270	61%
LOCAL BUSINESS TAXES	50,000	50,000	45,779	92%
SUBTOTAL	**11,091,646**	**11,091,646**	**9,585,450**	**86%**
PERMITS, FEES AND ASSESSMENTS				
BUILDING PERMITS	470,000	470,000	399,482	85%
FRANCHISE FEES	485,000	485,000	311,114	64%
SUBTOTAL	**955,000**	**955,000**	**710,596**	**74%**
INTERGOVERNMENTAL REVENUE				
STATE-SHARED REVENUES	1,223,800	1,223,800	695,485	57%
GRANTS	100,000	181,789	5,000	3%
SUBTOTAL	**1,323,800**	**1,405,589**	**700,485**	**50%**
CHARGES FOR SERVICES				
GENERAL GOVERNMENT	77,250	77,250	85,826	111%
PUBLIC SAFETY	335,765	335,765	229,038	68%
PHYSICAL ENVIRONMENT	1,320,960	1,320,960	899,059	68%
TRANSPORTATION	53,545	53,545	53,545	100%
CULTURE & RECREATION	118,250	118,250	49,394	42%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	**1,905,770**	**1,905,770**	**1,316,862**	**69%**
FINES & FORFEITURES				
FINES & FORFEITURES	50,000	50,000	41,927	84%
OTHER FINES & FORFEITURES	0	0	1,740	NA+
SUBTOTAL	**50,000**	**50,000**	**43,667**	**87%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	162,000	162,000	111,151	69%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	37,200	37,200	102,514	276%
SUBTOTAL	**199,200**	**199,200**	**213,665**	**107%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	2,000,000	100%
OPERATING TRANSFERS IN	7,627	7,627	7,627	100%
FUND BALANCE & UNDER COLLECTION	3,612,843	3,612,843	0	0%
SUBTOTAL	**5,620,470**	**5,620,470**	**2,007,627**	**36%**
GENERAL FUND	**21,145,886**	**21,227,675**	**14,578,352**	**69%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MAY 31, 2026

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CITY COMMISSION						
PERSONAL SERVICES	143,177	98,792	69%	0	0%	69%
OPERATING EXPENDITURES	32,502	19,732	61%	0	0%	61%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**175,679**	**118,524**	**67%**	**0**	**0%**	**67%**
CITY MANAGER'S OFFICE						
PERSONAL SERVICES	886,089	462,243	52%	0	0%	52%
OPERATING EXPENDITURES	69,692	46,311	66%	4,683	7%	73%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**955,781**	**508,554**	**53%**	**4,683**	**0%**	**54%**
DEPUTY CITY CLERK						
PERSONAL SERVICES	185,873	131,799	71%	0	0%	71%
OPERATING EXPENDITURES	68,224	58,547	86%	8,441	12%	98%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**254,097**	**190,346**	**75%**	**8,441**	**3%**	**78%**
CITY ATTORNEY						
OPERATING EXPENDITURES	258,985	213,959	83%	79,299	31%	113%
TOTAL EXPENDITURES	**258,985**	**213,959**	**83%**	**79,299**	**31%**	**113%**
INFORMATION & TECHNOLOGY SERVICES						
PERSONAL SERVICES	259,318	170,960	66%	0	0%	66%
OPERATING EXPENDITURES	529,548	240,921	45%	187,331	35%	81%
CAPITAL OUTLAY	155,000	0	0%	24,911	16%	16%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**943,866**	**411,881**	**44%**	**212,242**	**22%**	**66%**
FINANCE						
PERSONAL SERVICES	779,156	487,442	63%	0	0%	63%
OPERATING EXPENDITURES	85,416	61,694	72%	0	0%	72%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**864,572**	**549,136**	**64%**	**0**	**0%**	**64%**

CITY OF ALACHUA | **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS | **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MAY 31, 2026

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HUMAN RESOURCES						
PERSONAL SERVICES	394,755	259,132	66%	0	0%	66%
OPERATING EXPENDITURES	77,597	39,508	51%	0	0%	51%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**472,352**	**298,640**	**63%**	**0**	**0%**	**63%**
FACILITIES MAINTENANCE						
PERSONAL SERVICES	746,318	468,922	63%	0	0%	63%
OPERATING EXPENDITURES	297,082	171,001	58%	39,836	13%	71%
CAPITAL OUTLAY	378,779	129,744	34%	82,529	22%	56%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,422,179**	**769,667**	**54%**	**122,365**	**9%**	**63%**
GRANTS & CONTRACTS						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	35,215	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**35,215**	**0**	**0%**	**0**	**0%**	**0%**
CP&D-PLANNING & DEVELOPMENT						
PERSONAL SERVICES	638,810	345,756	54%	0	0%	54%
OPERATING EXPENDITURES	128,525	41,180	32%	18,021	14%	46%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**767,335**	**386,936**	**50%**	**18,021**	**2%**	**53%**
COMPLIANCE & RISK MANAGEMENT						
PERSONAL SERVICES	475,827	269,923	57%	0	0%	57%
OPERATING EXPENDITURES	65,164	24,863	38%	0	0%	38%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**540,991**	**294,786**	**54%**	**0**	**0%**	**54%**
CP&D-BEAUTIFICATION						
OPERATING EXPENDITURES	37,000	8,650	23%	8,650	23%	47%
TOTAL EXPENDITURES	**37,000**	**8,650**	**23%**	**8,650**	**23%**	**47%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MAY 31, 2026

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SPECIAL EXPENSE						
PERSONAL SERVICES	23,074	6,000	26%	0	0%	26%
OPERATING EXPENDITURES	172,850	67,403	39%	54,775	32%	71%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	84,000	11,000	13%	10,000	12%	25%
NON-OPERATING	1,629,458	1,129,458	69%	0	0%	69%
TOTAL EXPENDITURES	**1,909,382**	**1,213,861**	**64%**	**64,775**	**3%**	**67%**
PS-SOLID WASTE DISPOSAL						
OPERATING EXPENDITURES	1,280,304	767,229	60%	532,665	42%	102%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,280,304**	**767,229**	**60%**	**532,665**	**42%**	**102%**
PS-PUBLIC WORKS						
PERSONAL SERVICES	786,389	431,940	55%	0	0%	55%
OPERATING EXPENDITURES	506,898	154,246	30%	51,723	10%	41%
CAPITAL OUTLAY	1,399,876	409,363	29%	53,648	4%	33%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**2,693,163**	**995,549**	**37%**	**105,371**	**4%**	**41%**
BUILDING INSPECTIONS						
PERSONAL SERVICES	455,240	155,728	34%	0	0%	34%
OPERATING EXPENDITURES	288,625	56,124	19%	31,444	11%	30%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**743,865**	**211,852**	**28%**	**31,444**	**4%**	**33%**
APD-PATROL & ADMIN						
PERSONAL SERVICES	4,154,059	3,046,186	73%	0	0%	73%
OPERATING EXPENDITURES	916,705	483,552	53%	134,262	15%	67%
CAPITAL OUTLAY	677,118	573,168	85%	0	0%	85%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**5,747,882**	**4,102,906**	**71%**	**134,262**	**2%**	**74%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MAY 31, 2026

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
APD-COMMUNICATIONS						
PERSONAL SERVICES	484,804	288,088	59%	0	0%	59%
OPERATING EXPENDITURES	24,486	14,334	59%	0	0%	59%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**509,290**	**302,422**	**59%**	**0**	**0%**	**59%**
APD-SCHOOL CROSSING GUARDS						
OPERATING EXPENDITURES	47,000	28,395	60%	0	0%	60%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**47,000**	**28,395**	**60%**	**0**	**0%**	**60%**
APD-EXPLORERS PROGRAM						
OPERATING EXPENDITURES	2,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**2,000**	**0**	**0%**	**0**	**0%**	**0%**
APD-RESERVE PROGRAM						
OPERATING EXPENDITURES	3,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,000**	**0**	**0%**	**0**	**0%**	**0%**
RECREATION & CULTURE						
PERSONAL SERVICES	812,018	499,927	62%	0	0%	62%
OPERATING EXPENDITURES	751,719	476,387	63%	106,117	14%	77%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,563,737**	**976,314**	**62%**	**106,117**	**7%**	**69%**
GENERAL FUND	**21,227,675**	**12,349,607**	**58%**	**1,428,335**	**7%**	**65%**

FUND VARIOUS - SPECIAL REVENUE FUNDS: Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated for specified purposes or are restricted in use.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	1,512,956	1,512,956	891,524	59%
PERMITS, FEES & ASSESSMENTS	9,800	9,800	215,002	2194%
INTERGOVERNMENTAL REVENUE	741,383	741,383	394,051	53%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	4,200	4,200	6,210	148%
MISCELLANEOUS REVENUE	42,370	42,370	55,465	131%
NON-OPERATING	4,145,835	4,145,835	318,371	8%
	6,456,544	6,456,544	1,880,623	29%
EXPENSES:				
GENERAL GOVERNMENT	3,560,143	3,560,143	479,769	13%
PUBLIC SAFETY	13,000	13,000	4,654	36%
ECONOMIC ENVIRONMENT	1,176,771	1,176,771	605,242	51%
PHYSICAL ENVIRONMENT	24,000	24,000	13,452	56%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	7,627	7,627	7,627	100%
CULTURE & RECREATION	1,675,003	1,675,003	189,058	11%
	6,456,544	6,456,544	1,299,802	20%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	106,051	106,051	75,804	71%
OPERATING EXPENDITURES	885,250	885,250	418,039	47%
CAPITAL OUTLAY	5,360,616	5,360,616	777,074	14%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	70,000	70,000	21,258	30%
NON-OPERATING	34,627	34,627	7,627	22%
	6,456,544	6,456,544	1,299,802	20%

CITY OF ALACHUA **SPECIAL REVENUE FUNDS REVENUES**

FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	RECEIVED TO DATE FY 25/26	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	1,512,956	1,512,956	891,524	59%
SUBTOTAL	**1,512,956**	**1,512,956**	**891,524**	**59%**
PERMITS, FEES AND ASSESSMENTS				
OTHER CHARGES AND FEES	0	0	207,750	NA+
SPECIAL ASSESSMENTS	9,800	9,800	7,252	74%
SUBTOTAL	**9,800**	**9,800**	**215,002**	**2194%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	333,333	333,333	6,912	2%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	408,050	408,050	387,139	95%
SUBTOTAL	**741,383**	**741,383**	**394,051**	**53%**
CHARGES FOR SERVICES				
CULTURE & RECREATION	0	0	0	0%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
FINES AND FORFEITURES				
ADDT'L CRT COSTS-$2 FOR LEO TRAINING	4,200	4,200	6,210	148%
SUBTOTAL	**4,200**	**4,200**	**6,210**	**148%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	22,370	22,370	39,165	175%
RENTALS AND LEASES	20,000	20,000	16,300	82%
CONTRIBUTIONS AND DONATIONS	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**42,370**	**42,370**	**55,465**	**131%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	318,371	318,371	318,371	100%
USE OF FUND BALANCE/UNDERCOLLECTION	3,827,464	3,827,464	0	0%
SUBTOTAL	**4,145,835**	**4,145,835**	**318,371**	**8%**
SPECIAL REVENUE FUNDS	**6,456,544**	**6,456,544**	**1,880,623**	**29%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ADDT'L COURT COST-$2 FOR LEO TRAINING FUND						
OPERATING EXPENDITURES	6,000	4,654	78%	0	0%	78%
TOTAL EXPENDITURES	**6,000**	**4,654**	**78%**	**0**	**0%**	**78%**
TREE BANK FUND						
OPERATING EXPENDITURES	362,021	9,061	3%	0	0%	3%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**362,021**	**9,061**	**3%**	**0**	**0%**	**3%**
EXPLORER SPECIAL REVENUE FUND						
OPERATING EXPENDITURES	7,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**7,000**	**0**	**0%**	**0**	**0%**	**0%**
TK BASIN SPECIAL ASSESSMENT						
OPERATING EXPENDITURES	17,000	7,101	42%	6,351	37%	79%
NON OPERATING	7,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**24,000**	**7,101**	**30%**	**6,351**	**26%**	**56%**
INFRASTRUCTURE SURTAX FUND						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	3,198,122	249,342	8%	221,366	7%	15%
TOTAL EXPENDITURES	**3,198,122**	**249,342**	**8%**	**221,366**	**7%**	**15%**
WILD SPACES PUBLIC PLACES FUND						
OPERATING EXPENDITURES	51,500	80,422	156%	0	0%	156%
CAPITAL OUTLAY	1,622,018	1,745	0%	105,941	7%	7%
TOTAL EXPENDITURES	**1,673,518**	**82,167**	**5%**	**105,941**	**6%**	**11%**
CHILDREN'S TRUST FUND						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
NON OPERATING	7,627	7,627	100%	0	0%	100%
TOTAL EXPENDITURES	**7,627**	**7,627**	**100%**	**0**	**0%**	**100%**
DONATION FUND						
OPERATING EXPENDITURES	1,485	950	64%	0	0%	64%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,485**	**950**	**64%**	**0**	**0%**	**64%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CRA FUND						
PERSONAL SERVICES	106,051	75,804	71%	0	0%	71%
OPERATING EXPENDITURES	440,244	233,595	53%	75,905	17%	70%
CAPITAL OUTLAY	540,476	198,680	37%	0	0%	37%
DEBT SERVICE	0	0	0%	0	0%	0%
AIDS TO PRIVATE ORGANIZATIONS	70,000	21,258	30%	0	0%	30%
NON OPERATING	20,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,176,771**	**529,337**	**45%**	**75,905**	**6%**	**51%**
SPECIAL REVENUE FUNDS	**6,456,544**	**890,239**	**14%**	**409,563**	**6%**	**20%**

CITY OF ALACHUA **DEBT SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

FUND 070 - DEBT SERVICE FUND: The Debt Service Fund is used to account for the accumulation of resources for, and the payment of the City's general long-term debt, interest, and other related debt service charges. Debt obligations related to the Enterprise funds are accounted for in those specific funds.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	58	NA+
NON-OPERATING	793,864	793,864	811,087	102%
	793,864	793,864	811,145	102%
EXPENSES:				
GENERAL GOVERNMENT	793,864	793,864	793,689	100%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	793,864	793,864	793,689	100%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	793,864	793,864	793,689	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	793,864	793,864	793,689	100%

CITY OF ALACHUA **DEBT SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT COLLECTED
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	0	0	58	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**58**	NA+
NON OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	811,087	811,087	811,087	100%
FUND BALANCE & UNDER COLLECTION	(17,223)	(17,223)	0	0%
SUBTOTAL	**793,864**	**793,864**	**811,087**	**102%**
DEBT SERVICE FUND	**793,864**	**793,864**	**811,145**	**102%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

DEBT SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

DEBT OBLIGATION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
OTHER DEBT COSTS						
DEBT SERVICE	1,000	825	83%	0	0%	83%
SERIES 2016 CAPITAL IMPROVEMENT						
DEBT SERVICE	792,864	792,864	100%	0	0%	100%
TOTAL EXPENDITURES	**792,864**	**792,864**	**100%**	**0**	**0%**	**100%**
DEBT SERVICE FUND	**793,864**	**793,689**	**100%**	**0**	**0%**	**100%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

FUND 3XX - CAPITAL PROJECTS FUNDS: Capital Project Funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities (other than those financed by the Enterprise Funds or Special Assessments).

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	1,490,000	1,490,000	14,990	1%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	0	0%
NON-OPERATING	4,326	4,326	0	0%
	1,494,326	1,494,326	14,990	1%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	4,326	4,326	0	0%
TRANSPORTATION	1,490,000	1,490,000	944,532	63%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	1,494,326	1,494,326	944,532	63%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	99,326	99,326	95,490	96%
CAPITAL OUTLAY	1,395,000	1,395,000	849,042	61%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	1,494,326	1,494,326	944,532	63%

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	RECEIVED TO DATE FY 25/26	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	1,490,000	1,490,000	14,990	1%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	**1,490,000**	**1,490,000**	**14,990**	**1%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
USE OF FUND BALANCE	4,326	4,326	0	0%
SUBTOTAL	**4,326**	**4,326**	**0**	**0%**
CAPITAL PROJECTS FUNDS	**1,494,326**	**1,494,326**	**14,990**	**1%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MAY 31, 2026

CAPITAL PROJECT	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HERITAGE OAKS						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,326**	**0**	**0%**	**0**	**0%**	**0%**
CDBG - ECONOMIC DEVELOPMENT						
OPERATING EXPENDITURES	95,000	29,990	32%	65,500	69%	101%
CAPITAL OUTLAY	1,395,000	606,445	43%	242,597	17%	61%
TOTAL EXPENDITURES	**1,490,000**	**636,435**	**43%**	**308,097**	**21%**	**63%**
CAPITAL PROJECT FUNDS	**1,494,326**	**636,435**	**43%**	**308,097**	**21%**	**63%**

FUND 010, 020, 030, 042 - ENTERPRISE FUNDS: Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City's Electric, Water, Wastewater, and Mosquito Control services reside in Enterprise funds.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	22,420,962	22,420,962	14,962,927	67%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	580,000	580,000	549,927	95%
NON-OPERATING	9,502,347	9,502,347	0	0%
	32,503,309	32,503,309	15,512,854	48%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	32,503,309	32,503,309	17,289,949	53%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	32,503,309	32,503,309	17,289,949	53%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	3,229,359	3,229,359	1,870,126	58%
OPERATING EXPENDITURES	3,230,219	3,394,872	1,987,031	59%
CAPITAL OUTLAY	10,326,257	10,161,604	3,096,431	30%
DEBT SERVICE	798,496	798,496	798,381	100%
GRANTS AND AIDS	0	0	13,848	NA-
NON-OPERATING	6,138,978	6,138,978	4,691,928	76%
POWER COSTS	8,780,000	8,780,000	4,832,204	55%
	32,503,309	32,503,309	17,289,949	53%

CITY OF ALACHUA **ENTERPRISE FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	RECEIVED TO DATE FY 25/26	PERCENT COLLECTED
INTERGOVERNMENTAL REVENUE				
STATE GRANTS	0	0	0	0%
FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
CHARGES FOR SERVICES				
PHYSICAL ENVIRONMENT-ELECTRIC	15,395,962	15,395,962	8,967,521	58%
PHYSICAL ENVIRONMENT-WATER	2,875,000	2,875,000	2,638,763	92%
PHYSICAL ENVIRONMENT-WASTEWATER	4,085,000	4,085,000	3,309,616	81%
PHYSICAL ENVIRONMENT-MOSQUITO	65,000	65,000	47,027	72%
SUBTOTAL	**22,420,962**	**22,420,962**	**14,962,927**	**67%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	113,200	113,200	111,150	98%
RENTS & ROYALTIES	32,500	32,500	32,818	101%
OTHER MISCELLANEOUS REVENUE	434,300	434,300	405,959	93%
SUBTOTAL	**580,000**	**580,000**	**549,927**	**95%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
FUND BALANCE & UNDER COLLECTION	9,502,347	9,502,347	0	0%
SUBTOTAL	**9,502,347**	**9,502,347**	**0**	**0%**
ENTERPRISE FUNDS	**32,503,309**	**32,503,309**	**15,512,854**	**48%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

ENTERPRISE FUNDS EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ELECTRIC UTILITY						
PERSONAL SERVICES	2,024,032	1,238,885	61%	0	0%	61%
OPERATING EXPENDITURES	1,289,432	796,960	62%	201,501	16%	77%
CAPITAL OUTLAY	5,808,947	1,463,179	25%	309,487	5%	31%
DEBT SERVICE	0	0	0%	0	0%	0%
GRANTS & AIDS	0	13,848	NA-	0	0%	NA-
NON-OPERATING	3,719,213	3,419,213	92%	0	0%	92%
POWER COSTS	8,780,000	4,832,204	55%	0	0%	55%
TOTAL EXPENDITURES	**21,621,624**	**11,764,289**	**54%**	**510,988**	**2%**	**57%**
WATER UTILITY						
PERSONAL SERVICES	353,616	188,631	53%	0	0%	53%
OPERATING EXPENDITURES	665,003	254,519	38%	24,887	4%	42%
CAPITAL OUTLAY	1,931,004	553,491	29%	573,772	30%	58%
DEBT SERVICE	170,576	170,519	100%	0	0%	100%
NON-OPERATING	1,395,165	373,115	27%	0	0%	27%
TOTAL EXPENDITURES	**4,515,364**	**1,540,275**	**34%**	**598,659**	**13%**	**47%**
WASTEWATER UTILITY						
PERSONAL SERVICES	835,892	438,901	53%	0	0%	53%
OPERATING EXPENDITURES	1,396,679	544,642	39%	161,215	12%	51%
CAPITAL OUTLAY	2,326,653	62,450	3%	94,248	4%	7%
DEBT SERVICE	627,920	627,862	100%	0	0%	100%
NON-OPERATING	951,600	851,600	89%	0	0%	89%
TOTAL EXPENDITURES	**6,138,744**	**2,525,455**	**41%**	**255,463**	**4%**	**45%**
MOSQUITO CONTROL						
PERSONAL SERVICES	15,819	3,709	23%	0	0%	23%
OPERATING EXPENDITURES	43,758	3,307	8%	0	0%	8%
CAPITAL OUTLAY	95,000	39,804	42%	0	0%	42%
NON-OPERATING	73,000	48,000	66%	0	0%	66%
TOTAL EXPENDITURES	**227,577**	**94,820**	**42%**	**0**	**0%**	**42%**
ENTERPRISE FUNDS	**32,503,309**	**15,924,839**	**49%**	**1,365,110**	**4%**	**53%**

CITY OF ALACHUA **INTERNAL SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

FUND 700 - INTERNAL SERVICE FUND: The Internal Service Fund is used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and postage services for the City's utility system and other departments.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	385	NA+
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	601	NA+
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	20,000	20,000	34,049	170%
NON-OPERATING	4,665,011	4,665,011	2,691,928	58%
	4,685,011	4,685,011	2,726,963	58%
EXPENSES:				
GENERAL GOVERNMENT	3,552,760	3,552,760	1,970,897	55%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,132,251	1,132,251	782,543	69%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	4,685,011	4,685,011	2,753,440	59%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	3,027,813	3,027,813	1,722,699	57%
OPERATING EXPENDITURES	1,025,624	1,038,210	548,666	53%
CAPITAL OUTLAY	213,000	200,414	203,501	102%
DEBT SERVICE	278,574	278,574	278,574	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	140,000	140,000	0	0%
POWER COSTS	0	0	0	0%
	4,685,011	4,685,011	2,753,440	59%

CITY OF ALACHUA **INTERNAL SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT COLLECTED
PERMITS, FEES & ASSESSMENTS				
OTHER LICENSES, FEES, AND PERMITS	0	0	385	NA+
SUBTOTAL	**0**	**0**	**385**	**NA+**
INTERGOVERNMENTAL REVENUE				
OTHER FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
CHARGES FOR SERVICES				
OTHER MISCELLANEOUS CHARGES	0	0	601	NA+
SUBTOTAL	**0**	**0**	**601**	**NA+**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	20,000	20,000	13,345	67%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	20,704	NA+
SUBTOTAL	**20,000**	**20,000**	**34,049**	**170%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	3,613,978	3,613,978	2,691,928	74%
FUND BALANCE & UNDER COLLECTION	1,051,033	1,051,033	0	0%
SUBTOTAL	**4,665,011**	**4,665,011**	**2,691,928**	**58%**
INTERNAL SERVICE FUND	**4,685,011**	**4,685,011**	**2,726,963**	**58%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

INTERNAL SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
FAS / UTILITY OPERATIONS						
PERSONAL SERVICES	456,545	290,855	64%	0	0%	64%
OPERATING EXPENDITURES	101,508	38,655	38%	0	0%	38%
CAPITAL OUTLAY	37,414	37,414	100%	0	0%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**595,467**	**366,924**	**62%**	**0**	**0%**	**62%**
FAS / UTILITY BILLING						
PERSONAL SERVICES	449,164	296,465	66%	0	0%	66%
OPERATING EXPENDITURES	203,589	98,467	48%	15,029	7%	56%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**652,753**	**394,932**	**61%**	**15,029**	**2%**	**63%**
PUBLIC SERVICES / UTILITY ADMINISTRATION						
PERSONAL SERVICES	1,321,233	580,819	44%	0	0%	44%
OPERATING EXPENDITURES	261,191	103,593	40%	19,645	8%	47%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,582,424**	**684,412**	**43%**	**19,645**	**1%**	**44%**
PUBLIC SERVICES-WAREHOUSE OPERATIONS						
PERSONAL SERVICES	156,519	107,751	69%	0	0%	69%
OPERATING EXPENDITURES	38,670	23,668	61%	380	1%	62%
CAPITAL OUTLAY	15,000	0	0%	15,000	100%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**210,189**	**131,419**	**63%**	**15,380**	**7%**	**70%**
ISF - HUMAN RESOURCES						
PERSONAL SERVICES	49,762	34,241	69%	0	0%	69%
OPERATING EXPENDITURES	777	577	74%	0	0%	74%
TOTAL EXPENDITURES	**50,539**	**34,818**	**69%**	**0**	**0%**	**69%**
ISF - FAS / INFORMATION						
PERSONAL SERVICES	38,814	26,567	68%	0	0%	68%
OPERATING EXPENDITURES	4,000	3,197	80%	0	0%	80%
TOTAL EXPENDITURES	**42,814**	**29,764**	**70%**	**0**	**0%**	**70%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

INTERNAL SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

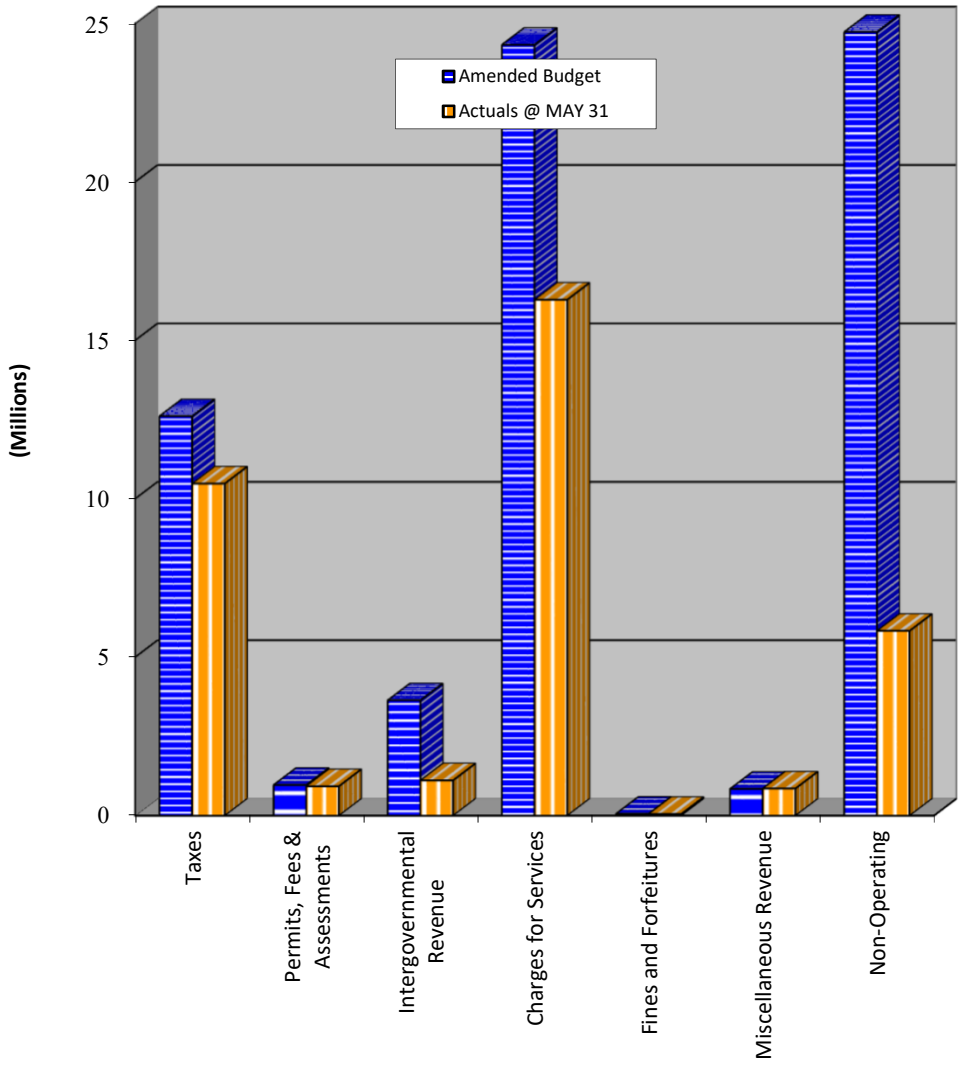
DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION						
PERSONAL SERVICES	555,776	386,001	69%	0	0%	69%
OPERATING EXPENDITURES	428,475	242,512	57%	2,943	1%	57%
CAPITAL OUTLAY	148,000	10,895	7%	140,192	95%	102%
TOTAL EXPENDITURES	**1,132,251**	**639,408**	**56%**	**143,135**	**13%**	**69%**
DEBT SERVICE FUND - SERIES 2016						
DEBT SERVICE	278,574	278,574	100%	0	0%	100%
TOTAL EXPENDITURES	**278,574**	**278,574**	**100%**	**0**	**0%**	**100%**
INTERNAL SERVICE FUND RESERVES						
NON-OPERATING	140,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**140,000**	**0**	**0%**	**0**	**0%**	**0%**
INTERNAL SERVICE FUND	**4,685,011**	**2,560,251**	**55%**	**193,189**	**4%**	**59%**

CITY OF ALACHUA **ALL CITY FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2026

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	12,604,602	12,604,602	10,476,974	83%
PERMITS, FEES & ASSESSMENTS	964,800	964,800	925,983	96%
INTERGOVERNMENTAL	3,555,183	3,636,972	1,109,526	31%
CHARGES FOR SERVICES	24,326,732	24,326,732	16,280,390	67%
FINES AND FORFEITURES	54,200	54,200	49,877	92%
MISCELLANEOUS REVENUE	841,570	841,570	853,164	101%
NON-OPERATING	24,731,853	24,731,853	5,829,013	24%
	67,078,940	67,160,729	35,524,927	53%
EXPENSES:				
GENERAL GOVERNMENT	16,544,201	16,490,201	8,716,771	53%
PUBLIC SAFETY	6,984,248	7,066,037	4,815,935	68%
ECONOMIC ENVIRONMENT	1,176,771	1,230,771	616,242	50%
PHYSICAL ENVIRONMENT	34,944,190	34,944,190	19,385,838	55%
TRANSPORTATION	4,183,163	4,183,163	2,045,452	49%
HUMAN SERVICES	7,627	7,627	7,627	100%
CULTURE & RECREATION	3,238,740	3,238,740	1,271,489	39%
	67,078,940	67,160,729	36,859,354	55%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	17,598,376	17,588,130	10,791,467	61%
OPERATING EXPENDITURES	10,880,745	11,096,195	7,280,509	66%
CAPITAL OUTLAY	19,851,822	19,728,407	6,199,411	31%
DEBT SERVICE	1,870,934	1,870,934	1,870,644	100%
GRANTS & AIDS	154,000	154,000	56,106	36%
NON-OPERATING	7,943,063	7,943,063	5,829,013	73%
POWER COSTS	8,780,000	8,780,000	4,832,204	55%
	67,078,940	67,160,729	36,859,354	55%

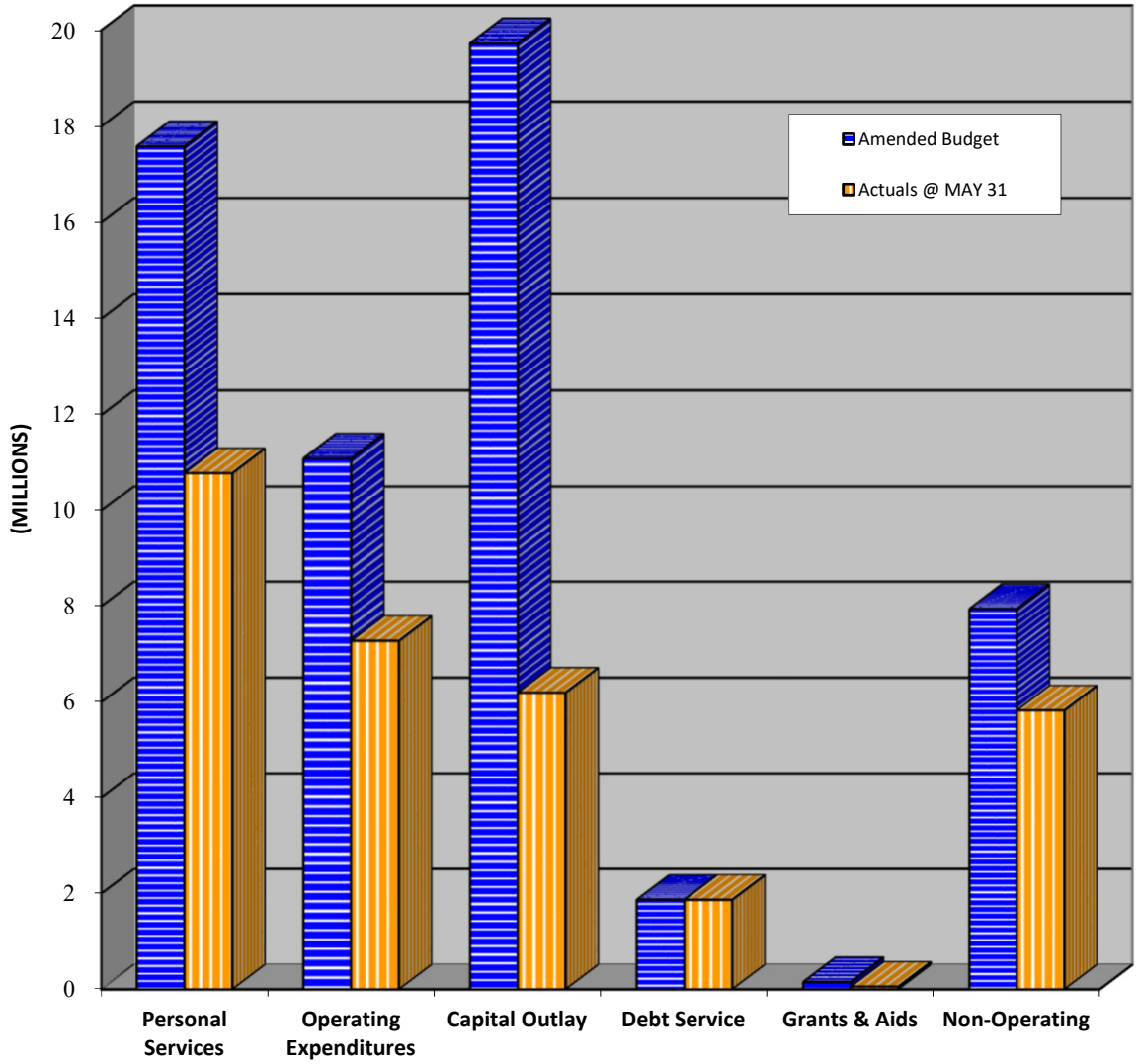
Revenues by Major Category
All City Funds

The City of Alachua's overall revenues are at 53% of budget for the fiscal year. Taxes are at 83% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (96%); Intergovernmental Revenue (31%); Charges for Services (67%); Fines and Forfeitures (92%); Miscellaneous Revenue (101%); and Non-Operating Revenue (24%).



Expenditures by Major Category
All City Funds

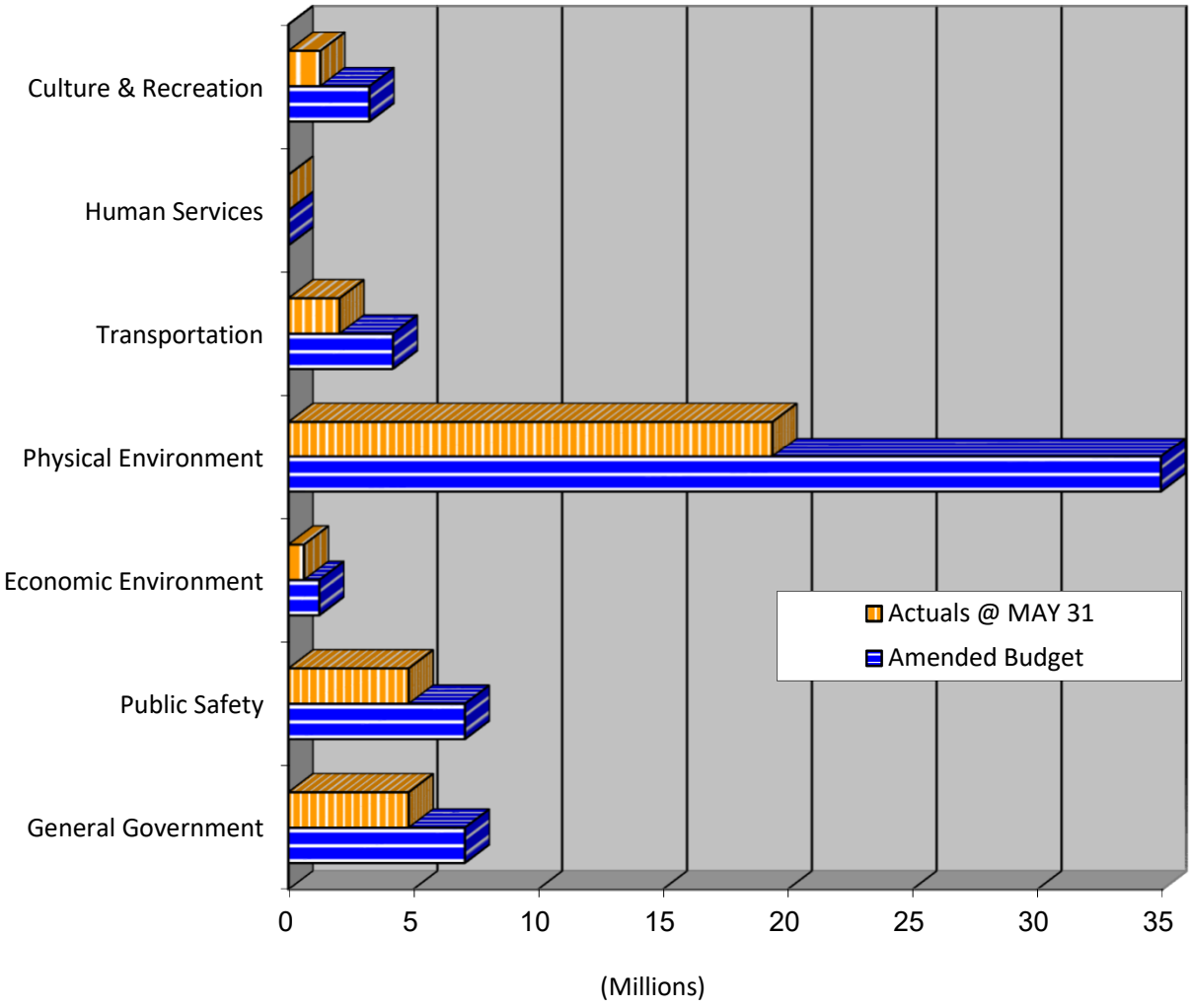
Overall, City expenditures and encumbrances are at 55% of budget for the period. The Personal Services category is at 61% of budget for the fiscal year. The Operating Expenditures category is at 66%, with encumbrances for legal and residential waste collection services of $612K. Capital Outlay is at 31%, Debt Service is 100%, Grants & Aids is 36% and Non-Operating Expenditures are at 73%. Encumbrances for future expenditures account for 5.5% (aprox. $3.7M) of the budget total.



* Encumbered activity are purchase orders that are reserved for payment, but have not been paid as of the report date.

Budget Performance by Function
All City Funds

Overall, expenditures are at 55% of budget with General Government expenses at 53%, Public Safety at 68%, Economic Environment at 50%, Physical Environment at 55% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 49%, Human Services at 100%, and Culture & Recreation at 39%.



INVESTMENTS AND CASH

Purpose

The purpose of this section is to report the City's cash and investment holdings at the end of each month. These funds are managed in accordance with the City's Investment Policies, which are designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and an investment return competitive with comparable funds and financial market indices.

Investment Objectives

The foremost objective of the City's investment program is the safety of the principal of those funds within the portfolios. The portfolio is managed in a manner that funds are available to meet reasonably anticipated cash flow requirements in an orderly manner. The portfolio is designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. However, return on investment is insignificant in comparison to the safety and liquidity objectives described above. The City's core investments are limited to relatively low risk investment instruments in anticipation of earning fair return relative to the risk being assumed.

Defining Principal

Principal, when dealing with investments, can be defined as the original amount invested in a security.

Defining of Portfolio

A portfolio can be defined as various investment instruments possessed by an individual or organization.

Defining Rate of Return on Investment

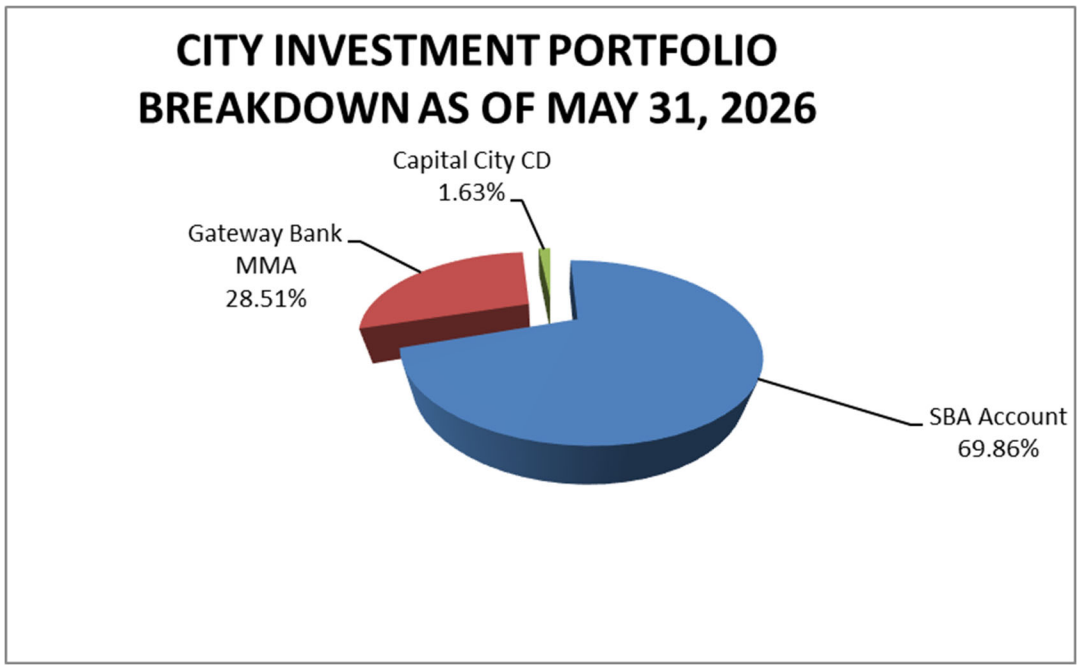
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

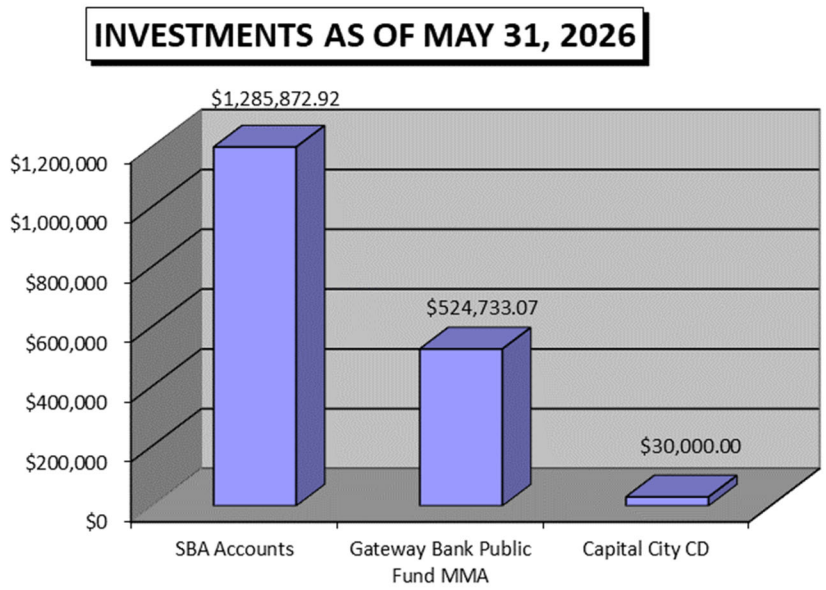
Conclusion

The City's cash and investments are pursuant to Section 218.415, Florida Statutes as well as the City's own adopted Investment Policy. To ensure that the City's funds are effectively managed, the Finance Director and other appropriate staff shall annually complete eight (8) hours of continuing professional education in subjects or courses of study related to investment practices and products.

INVESTMENTS AND CASH

As of May 31, 2026, the City's investment portfolio totaled **$1,840,605.99.** The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.





INVESTMENTS AND CASH

As of May 31, 2026, the City had cash holdings in several accounts with Capital City Bank, South State Bank (formerly CenterState Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **$30,758,988.02.** Each bank account has a specific purpose. The accounts are listed as follows:

- Main Operating account: This account is for the City's daily deposits (utility payments, grant revenue, etc.) and expenses (vendor payments, debt service payments, etc.).
- Payroll account: This account is for payroll-related expenses (salaries payable).
- Community Redevelopment Agency (CRA) account: This account is for deposits and expenses related to CRA activities.
- Police Forfeiture account: This account is for fines and forfeiture funds received by the Alachua Police Department. Expenditures from this account will not be permitted without Commission approval.
- Series 2016 Repayment: This account is intended to be utilized to make the annual Series 2016 Debt payments.
- Restricted Deposit account: This account is for utility customer deposits only.
- Explorer account: This account is for deposits and expenses related to Police Explorer activities.
- Heritage Oaks account: This account is for funds related to the completion of improvements to the Heritage Oaks subdivision Phase I.
- SRF Repayment Money Market account: This account is for the repayment of the State Revolving Fund (SRF) loan related to the construction of the waste water facility.
- ARPA Account: This account is for funds received from the Federal Government through the American Rescue Plan Act. Funds are intended to be used to make necessary investments in water infrastructure.
- Tara Baywood Surety account: This account is for funds related to the completion of improvements related to Tara Baywood.

The bank account balances as of the end of the report period are as follows:

Bank Account	May Balance	Percentage of Total
Operating Account	$26,375,907.97	85.75%
Payroll Account	$7,861.99	0.03%
CRA Account	$827,774.59	2.69%
Police Forfeiture Account	$15,325.36	0.05%
Series 2016 Repayment Account	$902,506.65	2.93%
Deposit Account	$2,366,234.64	7.69%
Tara Baywood Surety Account	$45,003.82	0.15%
Explorer Account	$9,115.29	0.03%
Heritage Oaks Account	$4,325.46	0.01%
SRF Repayment Account	$80,073.22	0.26%
ARPA Account	$124,859.03	0.41%
TOTAL	**$30,758,988.02**	100.00%

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: June 22, 2026
SUBJECT: 2026-2027 City Commission Board and Committee Assignments
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Discuss and approve the Commission Committee Assignments.

Summary

Per the Commissioners' Rules of Procedure, Rule 32, Commission Appointments to Boards and Committees:

"Members of the City Commission serve on various boards and committees (e.g., North Central Florida Regional Planning Council, etc.). Appointments are reviewed and made each year as soon as possible after the election.

(a) If there is no nominee or volunteer for a vacancy, the Chair will appoint a Commissioner to serve.

(b) A listing of appointments will be disseminated to the City Commission in advance of the appropriate meeting so that the Commissioners can determine his/her interest in serving on various boards/committees."

Other boards and committees not listed may be constituted and filled at the Commission's desire.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 2026-2027 Commission Board Committee Assignments
2. Commission Committee Appointments Description of Duties and Purpose

City of ALACHUA

THE GOOD LIFE COMMUNITY

COMMISSION COMMITTEE ASSIGNMENTS
MAY 2026 THROUGH MAY 2027

AFFORDABLE HOUSING

DELEGATE: COMMISSIONER JACKSON YOUMAS
ALTERNATE: COMMISSIONER JACOB FLETCHER

ALACHUA CHAMBER OF COMMERCE

DELEGATE: MAYOR WALTER WELCH
ALTERNATE: COMMISSIONER JACKSON YOUMAS

ALACHUA COUNTY LEAGUE OF CITIES

DELEGATE: MAYOR WALTER WELCH
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

CITIZENS ADVISORY TASK FORCE

DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: COMMISSIONER JACOB FLETCHER

COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD

DELEGATE: COMMISSIONER JACKSON YOUMAS
ALTERNATE: MAYOR WALTER WELCH

EDUCATIONAL TASK FORCE

DELEGATE: VICE MAYOR JENNIFER RINGERSEN
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

ELECTED OFFICIALS GROUP FOR SCHOOL FACILITY PLANNING

DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: VICE MAYOR JENNIFER RINGERSEN

FLORIDA LEAGUE OF CITIES

DELEGATE: MAYOR WALTER WELCH
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

FLORIDA MUNICIPAL POWER ASSOCIATION

DELEGATE: VICE MAYOR JENNIFER RINGERSEN
ALTERNATE: PUBLIC SERVICES DIRECTOR
SECOND ALTERNATE: CITY MANAGER RODOLFO VALLADARES

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

DELEGATE: COMMISSIONER JACOB FLETCHER
ALTERNATE: COMMISSIONER JACKSON YOUMAS

OPIOID TASK FORCE

DELEGATE: VICE MAYOR JENNIFER RINGERSEN
ALTERNATE: COMMISSIONER JACOB FLETCHER

PARKS & RECREATION ADVISORY BOARD

DELEGATE: COMMISSIONER JACOB FLETCHER
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

SENIOR RESOURCES ADVISORY BOARD

DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: COMMISSIONER JACOB FLETCHER

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

DELEGATE: COMMISSIONER JACOB FLETCHER
ALTERNATE: COMMISSIONER JACKSON YOUMAS

YOUTH ADVISORY COUNCIL

DELEGATE: COMMISSIONER JACKSON YOUMAS
ALTERNATE: VICE MAYOR JENNIFER RINGERSEN

Duties of the Commissioner:

Stay informed on issues affecting the community, and foster intergovernmental collaboration. In these roles, Commissioners attend meetings, monitor discussions and initiatives, and provide updates to the City Commission regarding matters that may impact the City. While serving as liaisons, Commissioners do not act independently on behalf of the City unless specifically authorized, but instead help facilitate communication, strengthen partnerships, and support informed decision-making by keeping the Commission apprised of developments at the local, regional, and state levels.

Commission Committee Assignments:

AFFORDABLE HOUSING

DELEGATE: COMMISSIONER JACKSON YOUMAS
ALTERNATE: COMMISSIONER JACOB FLETCHER

Purpose of the Board:
The Alachua County Affordable Housing Advisory Committee (AHAC) is a local board mandated by the State of Florida that advises the County Commission on policies, ordinances, and incentives to promote and sustain affordable housing.

ALACHUA CHAMBER OF COMMERCE

DELEGATE: MAYOR WALTER WELCH
ALTERNATE: COMMISSIONER JACKSON YOUMAS

Purpose of the Board:
The Alachua Chamber represents hundreds of businesses and thousands of employees in the North Central Florida region. On behalf of our members, we provide advocacy, business support, economic development, networking, and community-impact activities. Our mission is to advance the common interests of the business community to promote a vibrant and prosperous economic climate for businesses to thrive.

ALACHUA COUNTY LEAGUE OF CITIES

DELEGATE: MAYOR WALTER WELCH
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

Purpose of the Board:
The **Alachua County League of Cities** is a regional chapter of the Florida League of Cities composed of municipal leaders from Alachua County. The organization serves as a collaborative network for local elected officials, such as mayors and city commissioners, to advocate for municipal self-government and share regional solutions.

CITIZENS ADVISORY TASK FORCE

DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: COMMISSIONER JACOB FLETCHER

Purpose of the Board:
The purpose of the Citizen Advisory Task Force is to serve the City Commission by advising on matters related to Community Development Block Grant (CDBG) and Housing and Urban Development (HUD) programs.

COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD

DELEGATE: COMMISSIONER JACKSON YOUMAS
ALTERNATE: MAYOR WALTER WELCH

Purpose of the Board:
The purpose of this board is to provide recommendations to the Community Redevelopment Agency regarding the implementation of plans, events, programs, and projects pertaining to the Community Redevelopment Area.

EDUCATIONAL TASK FORCE

DELEGATE: VICE MAYOR JENNIFER RINGERSEN
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

Purpose of the Board:
The purpose of the Education Task Force is to serve in an advisory role to the

City Commission by recommending policies, procedures, and suggestions for improving the quality of childhood education in the City, including cooperation with all public, private, and charter schools, and early childhood centers that offer preschool, daycare or Head Start.

ELECTED OFFICIALS GROUP FOR SCHOOL FACILITY PLANNING

DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: VICE MAYOR JENNIFER RINGERSEN

Purpose of the Board:
The Elected Officials Group for school facility planning in Alachua County is an intergovernmental coalition mandated by the Interlocal Agreement (ILA) for Public School Facility Planning.

FLORIDA LEAGUE OF CITIES

DELEGATE: MAYOR WALTER WELCH
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

Purpose of the Board:
The Florida League of Cities is the united voice for Florida's cities, towns, and villages. A nonpartisan organization, the League advocates on behalf of Florida's cities and supports local leaders through specialized events, training, and resources. Guided by the principle of local voices making local choices, the organization highlights the vital role citizens and city leaders play in shaping Florida's cities. As the government closest to the people, Florida's cities are best positioned to address the unique needs of their communities.

OPIOID TASK FORCE

DELEGATE: VICE MAYOR JENNIFER RINGERSEN
ALTERNATE: COMMISSIONER JACOB FLETCHER

Purpose of the Board:
The Alachua County Opioid Task Force is a community-driven initiative uniting local government, health, and law enforcement leaders to combat opioid and fentanyl addiction. The task force focuses on countywide awareness, prevention, and resource connection.

PARKS & RECREATION ADVISORY BOARD

DELEGATE: COMMISSIONER JACOB FLETCHER

ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

Purpose of the Board:
The purpose of this board is to serve in an advisory role to the City Commission concerning recreation services and potential long-range capital improvements, as well as evaluate existing programs, recommend changes and enhancements, and promote and review citizen participation in planning and utilizing city services and facilities.

SENIOR RESOURCES ADVISORY BOARD

DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: COMMISSIONER JACOB FLETCHER

Purpose of the Board:
The purpose of the Senior Resources Advisory Board is to stimulate and foster the active participation of senior individuals in addressing issues impacting seniors in the community.

The Senior Resources Advisory Board shall recommend to the City Commission policies, procedures, and philosophies, and serve as advocates for issues and initiatives that positively impact seniors' lives. It shall facilitate community meetings with seniors to discuss issues and suggestions for improvement and assist in planning and implementing various events that benefit seniors in the community.

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

DELEGATE: COMMISSIONER JACOB FLETCHER
ALTERNATE: COMMISSIONER JACKSON YOUMAS

Purpose of the Board:
The Suwannee River Water Management District is a regional government agency responsible for protecting, managing, and sustaining groundwater and surface water resources across a 15-county region in north-central Florida.

YOUTH ADVISORY COUNCIL

DELEGATE: COMMISSIONER JACKSON YOUMAS
ALTERNATE: VICE MAYOR JENNIFER RINGERSEN

Purpose of the Board:
The purpose of the Youth Advisory Council is to stimulate and foster the active participation of young individuals in addressing issues impacting the community's youth, ensuring that tomorrow's leaders have input in the local government process today.

The Youth Advisory Council shall recommend policies, procedures, and philosophies to the City Commission and serve as advocates for issues and initiatives to positively impact the lives of youth. It shall facilitate community meetings with youth to discuss issues and suggestions for improvement, assist in planning and implementing various events to benefit youth in the community, and promote and recognize youth's abilities, accomplishments, and contributions.

Commission Agenda **Item**

MEETING DATE: June 22, 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 26-09 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 26-09 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.

On June 8, 2026, the City Commission opened the public hearing and heard public comment on the motion on the floor. After public comment concluded, the City Commission voted to continue the hearing to a date certain of June 22, 2026. The motion on the floor is "*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 26-09 upon first and final reading pursuant to Chapter 163.3187, Florida Statutes.*"

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

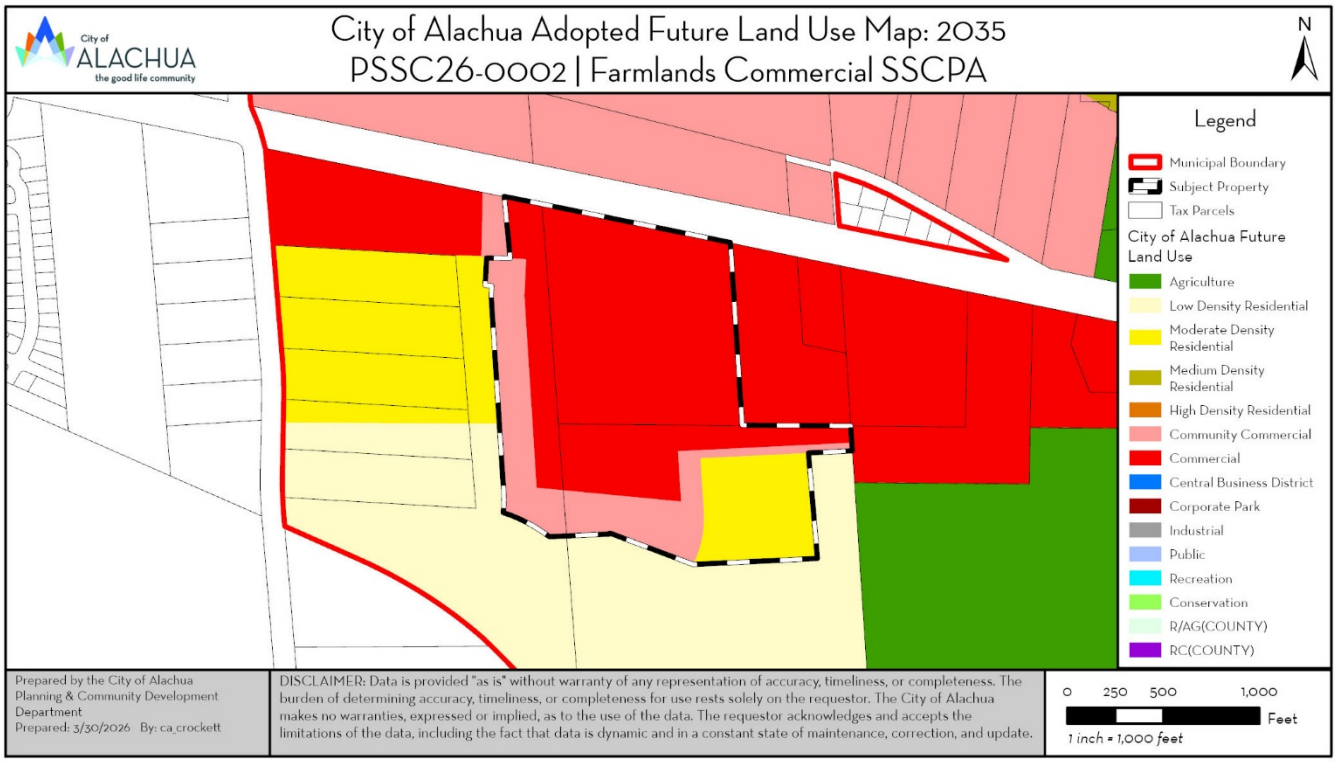
Commercial Future Land Use Area

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. 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: (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; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Residential Planned Developments; and, ▪ Supporting community services.
	Moderate Density Residential	▪ Single family detached dwelling units; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Mobile homes only within mobile home parks; ▪ Duplexes and quadplexes; ▪ Townhomes; ▪ Residential Planned Developments; and, ▪ Supporting community services.
	Community Commercial	▪ Neighborhood commercial establishments; ▪ Residential/offices and live-work units; ▪ Personal services; ▪ Financial institutions; ▪ Retail sales and services that serve the community; ▪ Eating establishments; ▪ Indoor recreation/entertainment; ▪ Single-family and multi-family above first floor commercial uses; ▪ Visitor accommodations; ▪ Supporting community services; ▪ Traditional Neighborhood Planned Developments; ▪ Single family attached units; ▪ Apartments and townhomes; and, ▪ 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.		

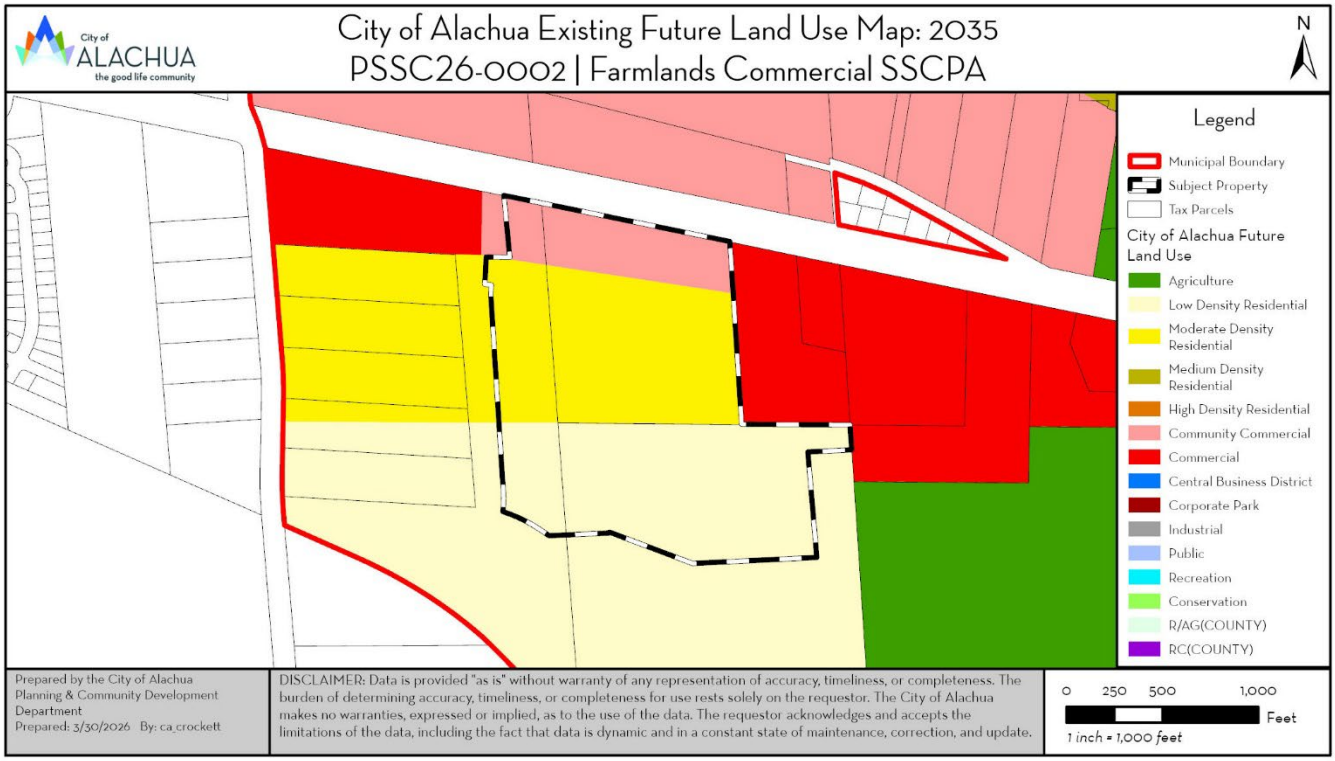


Figure 1. Existing Future Land Use Map with Subject Property

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: (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; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Mobile homes only within mobile home parks; ▪ Duplexes and quadplexes; ▪ Townhomes; ▪ Residential Planned Developments; and, ▪ Supporting community services.
	Community Commercial	▪ Neighborhood commercial establishments; ▪ Residential/offices and live-work units; ▪ Personal services; ▪ Financial institutions; ▪ Retail sales and services that serve the community; ▪ Eating establishments; ▪ Indoor recreation/entertainment; ▪ Single-family and multi-family above first floor commercial uses; ▪ Visitor accommodations; ▪ Supporting community services; ▪ Traditional Neighborhood Planned Developments; ▪ Single family attached units; ▪ Apartments and townhomes; and, ▪ Duplexes and quadplexes.
	Commercial	▪ Retail sales and services; ▪ Personal services; ▪ Financial institutions; ▪ Recreation and entertainment; ▪ Tourist-related uses; ▪ Visitor accommodations; ▪ Commercial shopping centers; ▪ Auto-oriented uses; ▪ Traditional Neighborhood Planned Developments; ▪ Employment Center Planned Developments; ▪ Commercial recreation centers; ▪ Office/business parks; ▪ Limited industrial services;

Table 2. Summary of Proposed FLUM Designations (Continued)

		▪ Eating establishments; ▪ Single family attached units; ▪ Apartments and townhomes; ▪ Duplexes and quadplexes; ▪ Single-family and multi-family residential above first floor commercial uses; ▪ Convention centers; and, ▪ Supporting community services.
Net Increase/ Decrease	*+ 427 dwelling units* *+ 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.		

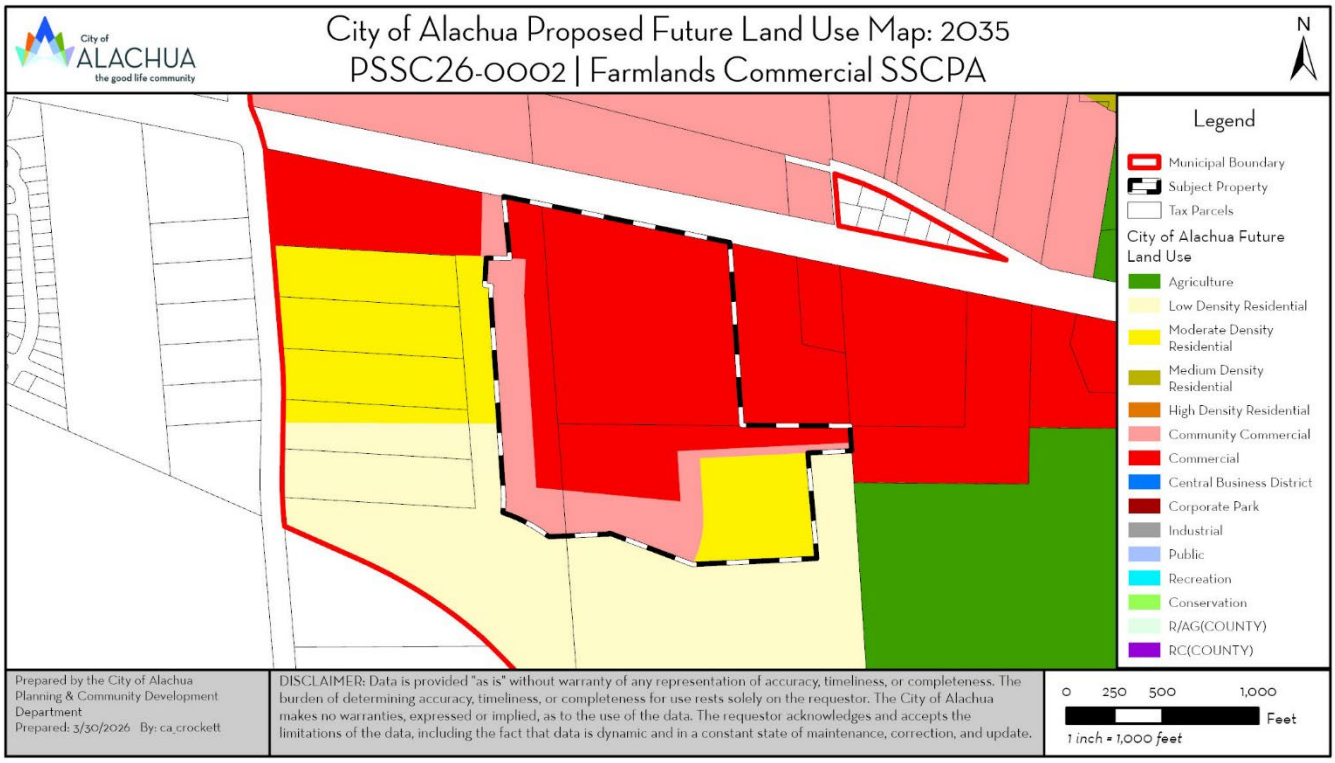


Figure 2. Proposed Future Land Use Map with Subject Property

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)

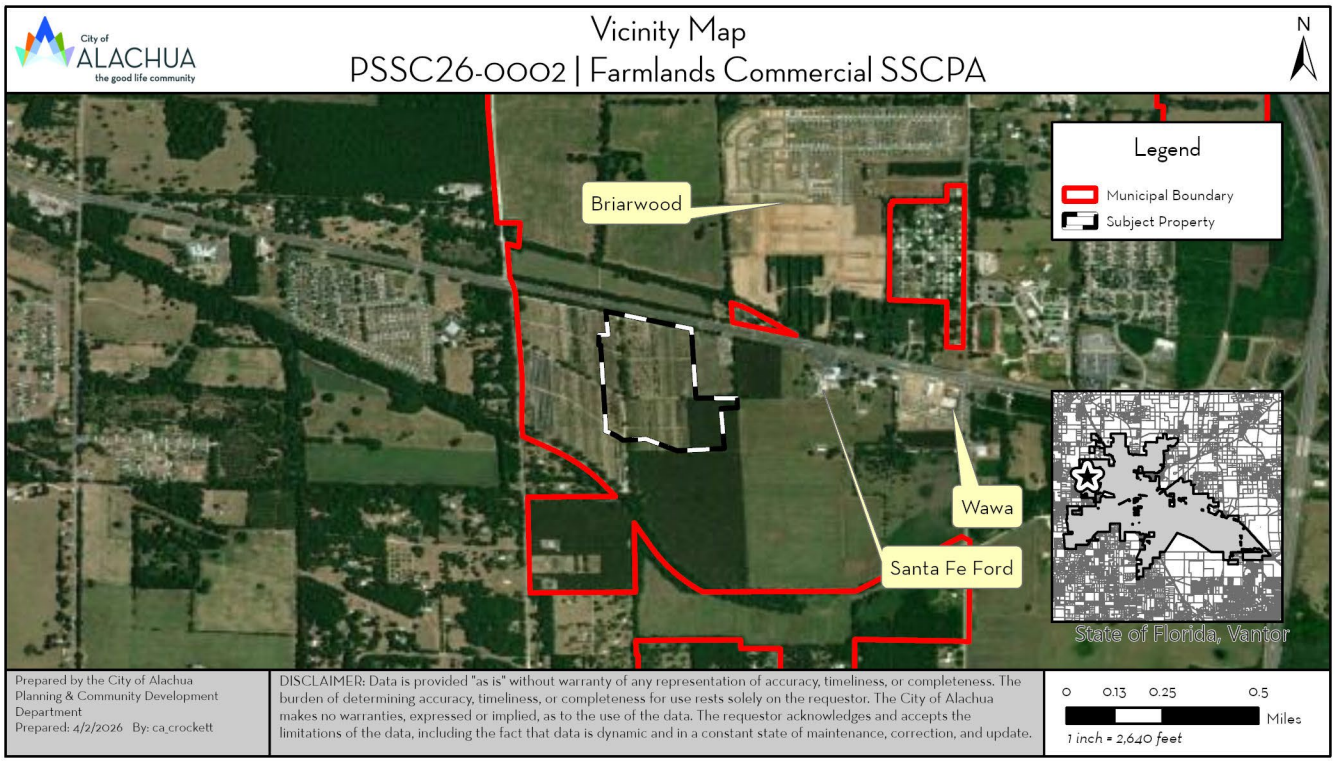


Figure 3. Vicinity Map

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.

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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

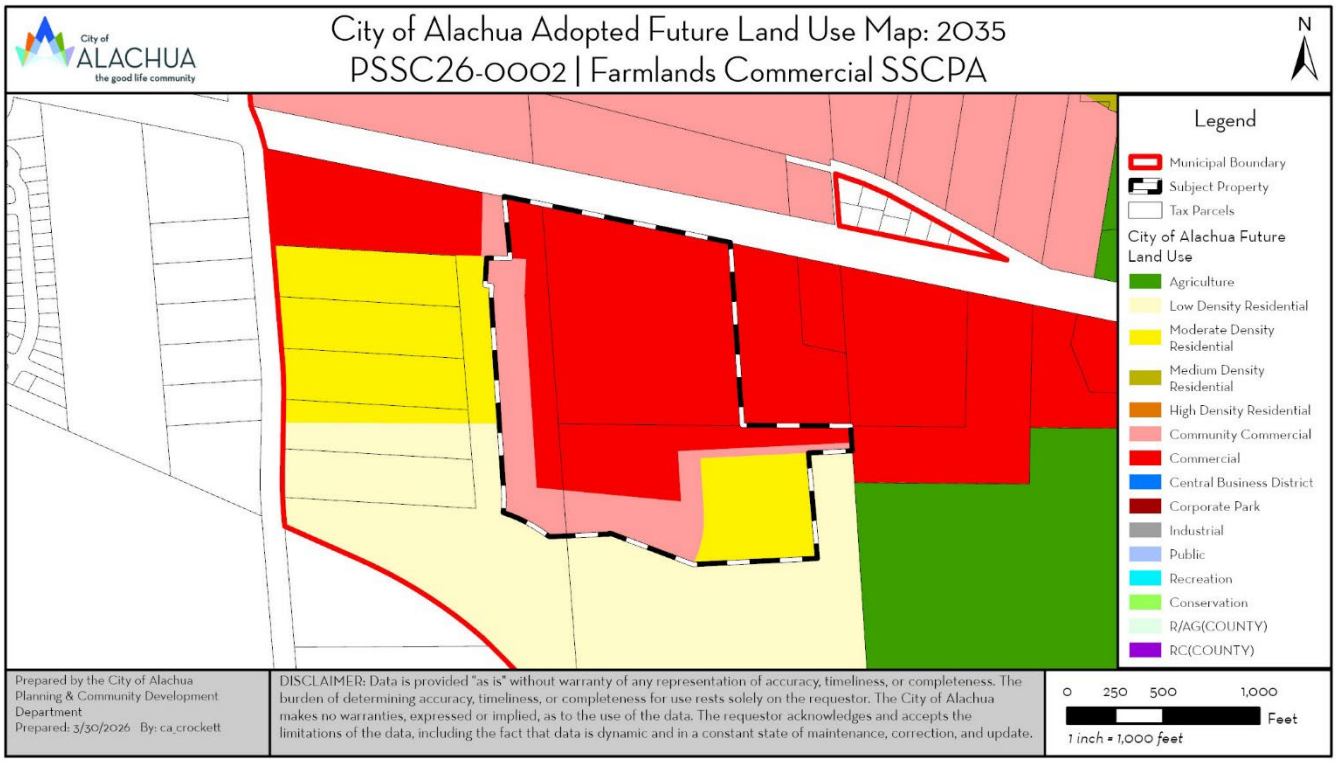
A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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).

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.

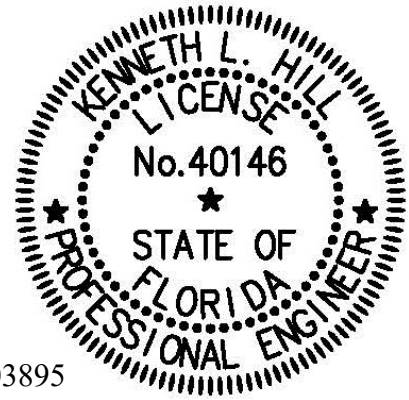
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies 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 "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** **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. **Revise and Resubmit** **Comment on March 2026 Submittal** **Approved**
2	**Comment on March 2026 Submittal** A stationary generator shall be installed with the proposed lift station compliant with all applicable COA Standard Details. **Approved as noted.**

NO.	COMMENTS
3.	**Comment on March 2026 Submittal** In future submissions, engineer to distinguish between public and private utilities. **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

Clay Sweger
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

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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

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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

Clay Sweger
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 3rd day of March, 2026 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
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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

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

NOTARY SEAL

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

Signature of 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 ## 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.

4620
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: _____

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)

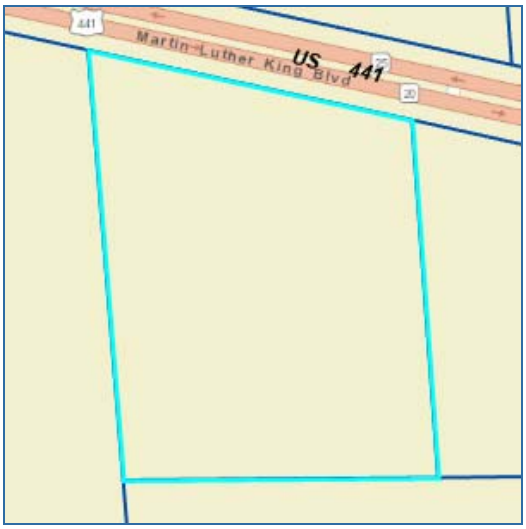
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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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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)

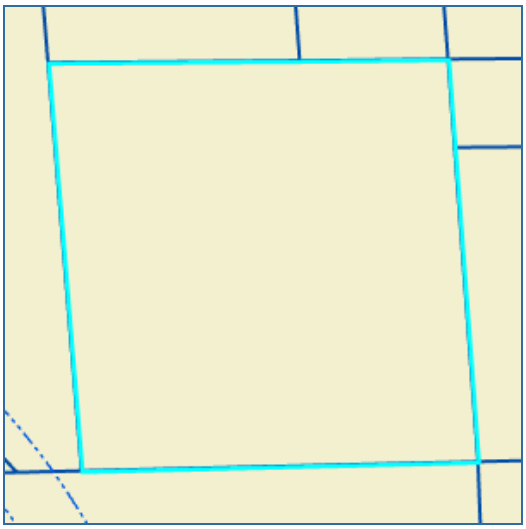
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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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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 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

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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)

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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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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 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016	
2016 Annual Bill	$0.00 Print (PDF)
Refund	
	Paid $238.07
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 003 000

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

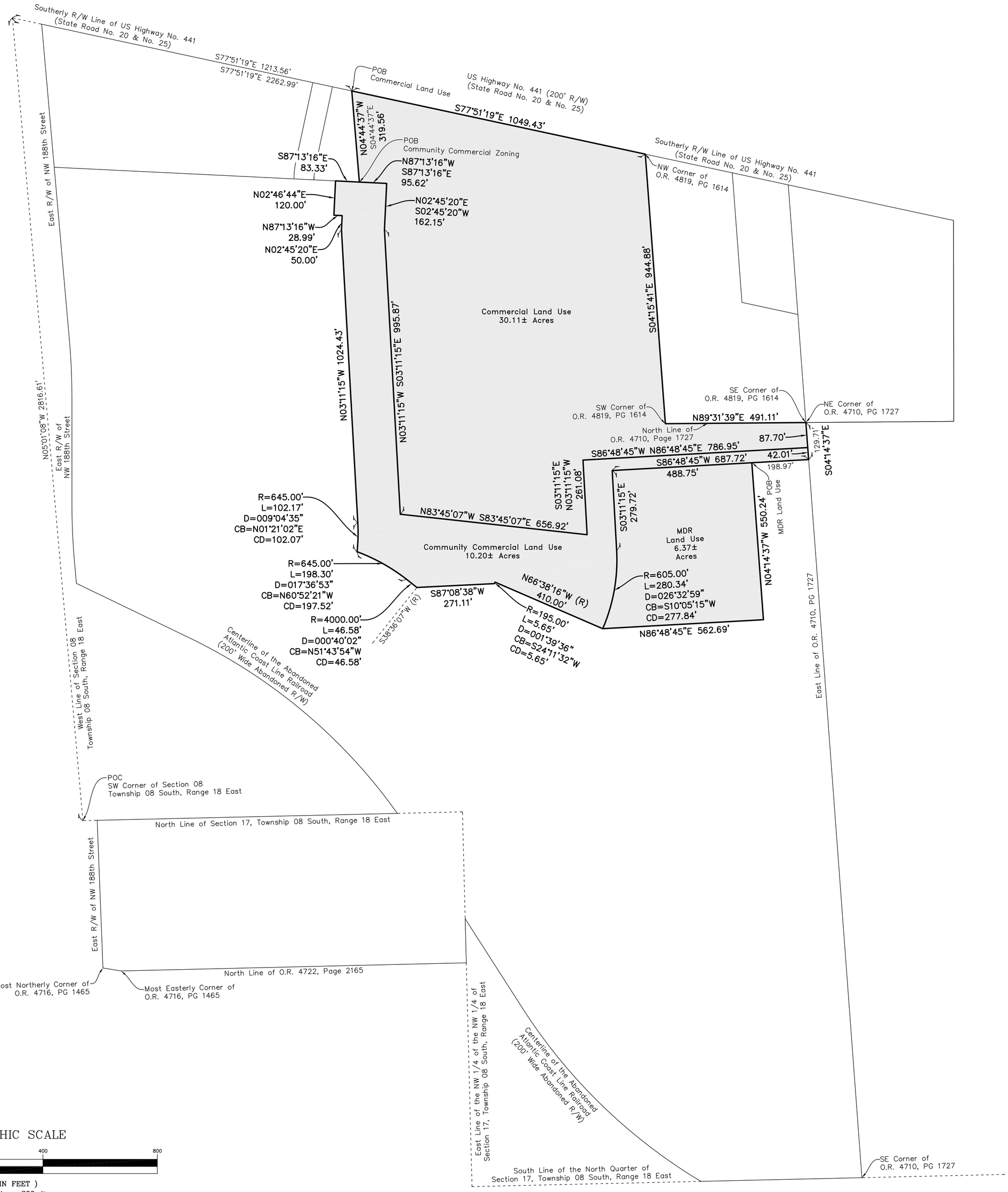
Account History

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)

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.



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:

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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:

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.

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:

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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
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03875-010-001
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03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
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16431 NW US HWY 441
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PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

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PARKER JOY A TRUSTEE
PO BOX 357133
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SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

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Planning & Community
Development, LDR Administrator
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Alachua, FL 32615

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County Manager
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Gainesville, FL 32601

Antoinette Endelicato
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Gainesville, FL 32653

Linda Dixon, AICP
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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 SCHERHOLM	18525 N.W 153rd PL	786-691-5769	
Robin Hammersmith	14617 NW 199th Pl	—	
M/M Conrad	19111 NW 156th	521-386-5745	denise1fl@gmail.com
Rodney Gillespie	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 3127	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 6552	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

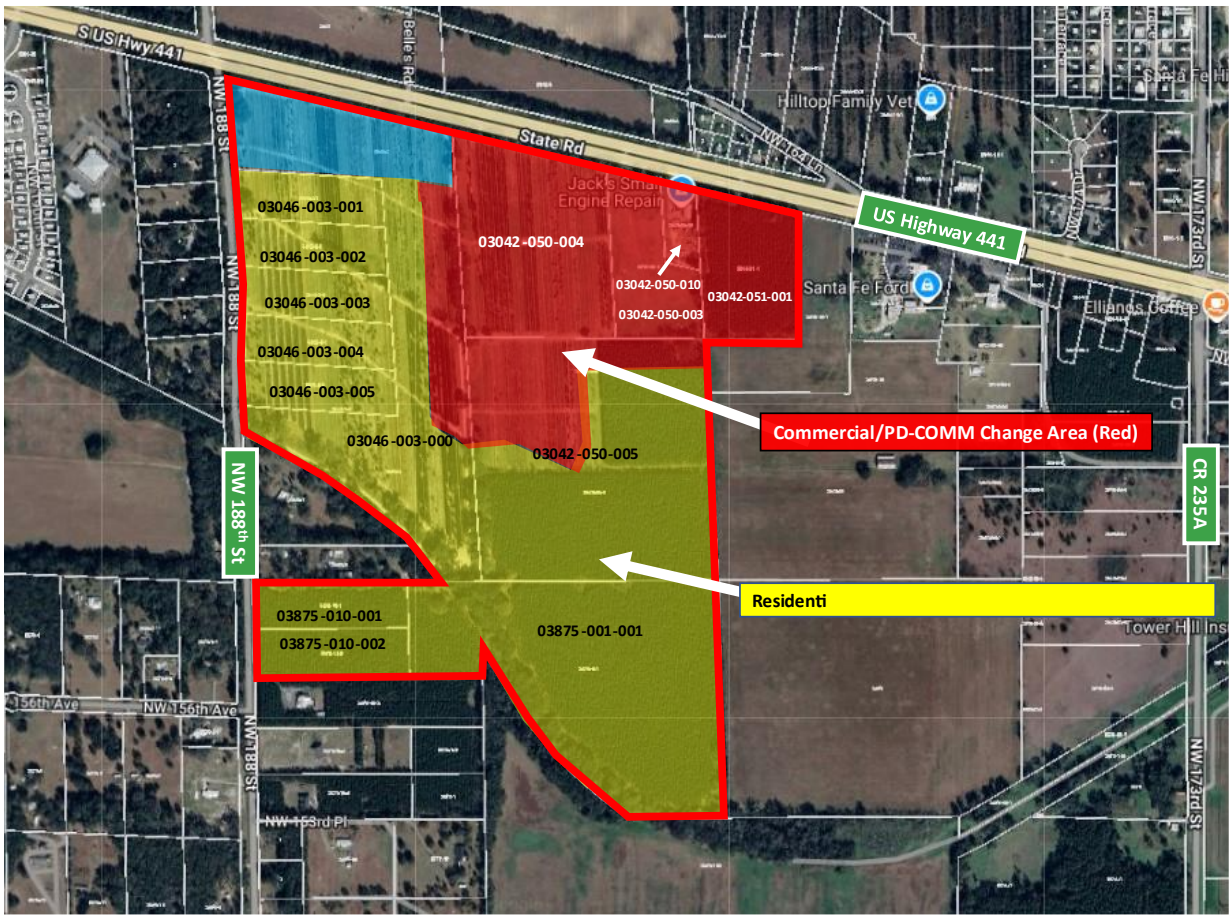
Date: Wednesday, October 22, 2025

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

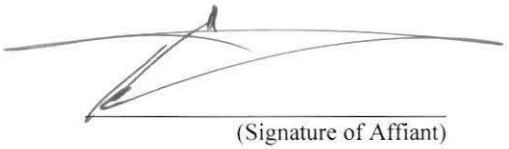
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

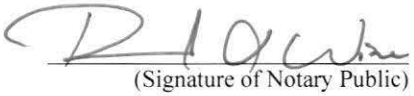
Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants - 2nd Neighborhood 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)

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
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NEWBERRY, FL 32669

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LATNER WILLIAM RAY & WENDY DAY
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ALACHUA, FL 32615

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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

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15907 NW 188TH ST
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LANG S F & JO ANN
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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

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DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

NANCY GILLESPIE
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ALACHUA, FL 32615

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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		
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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.

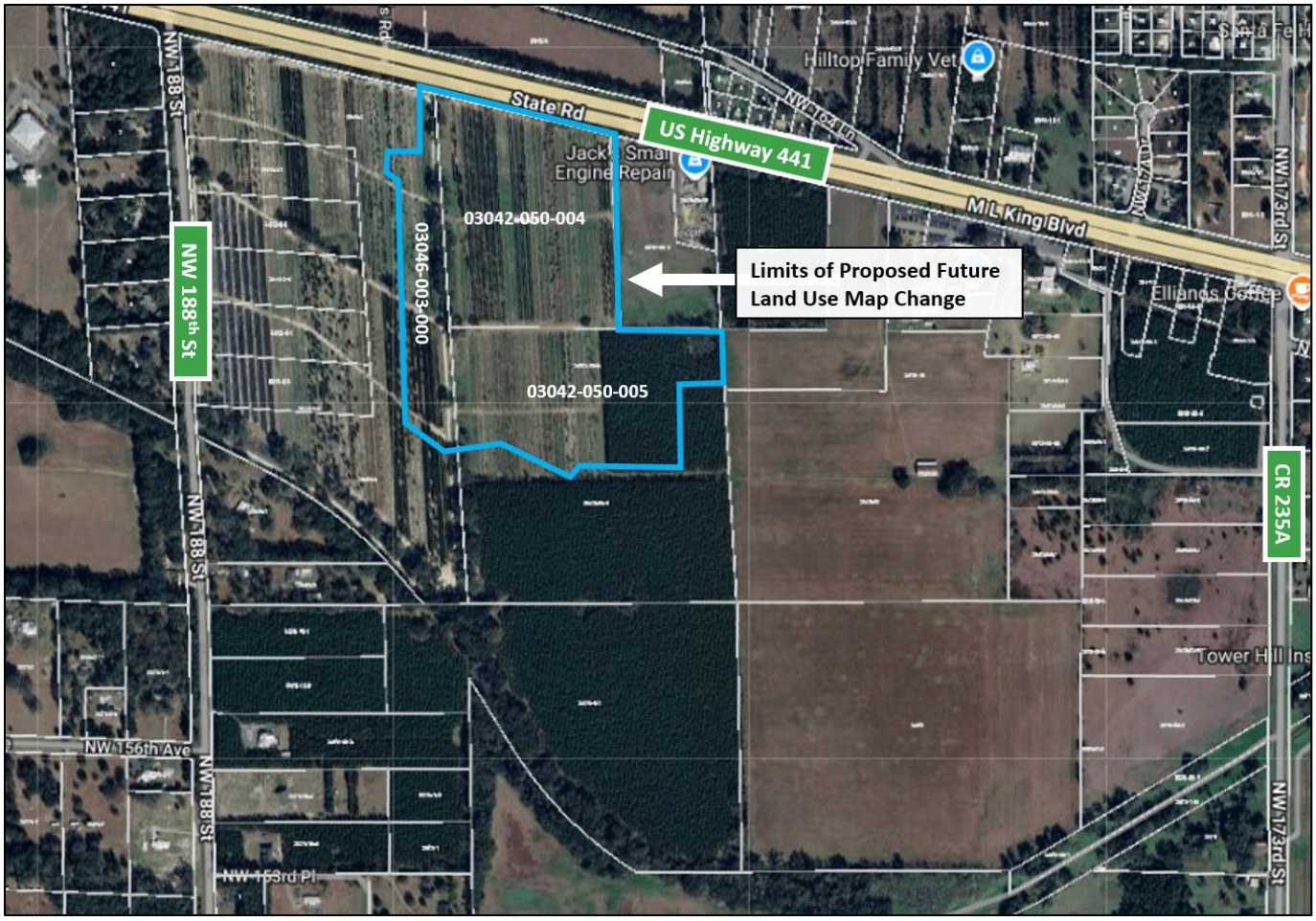
Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size. These requirements are not proposed to change from the approved zoning.

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

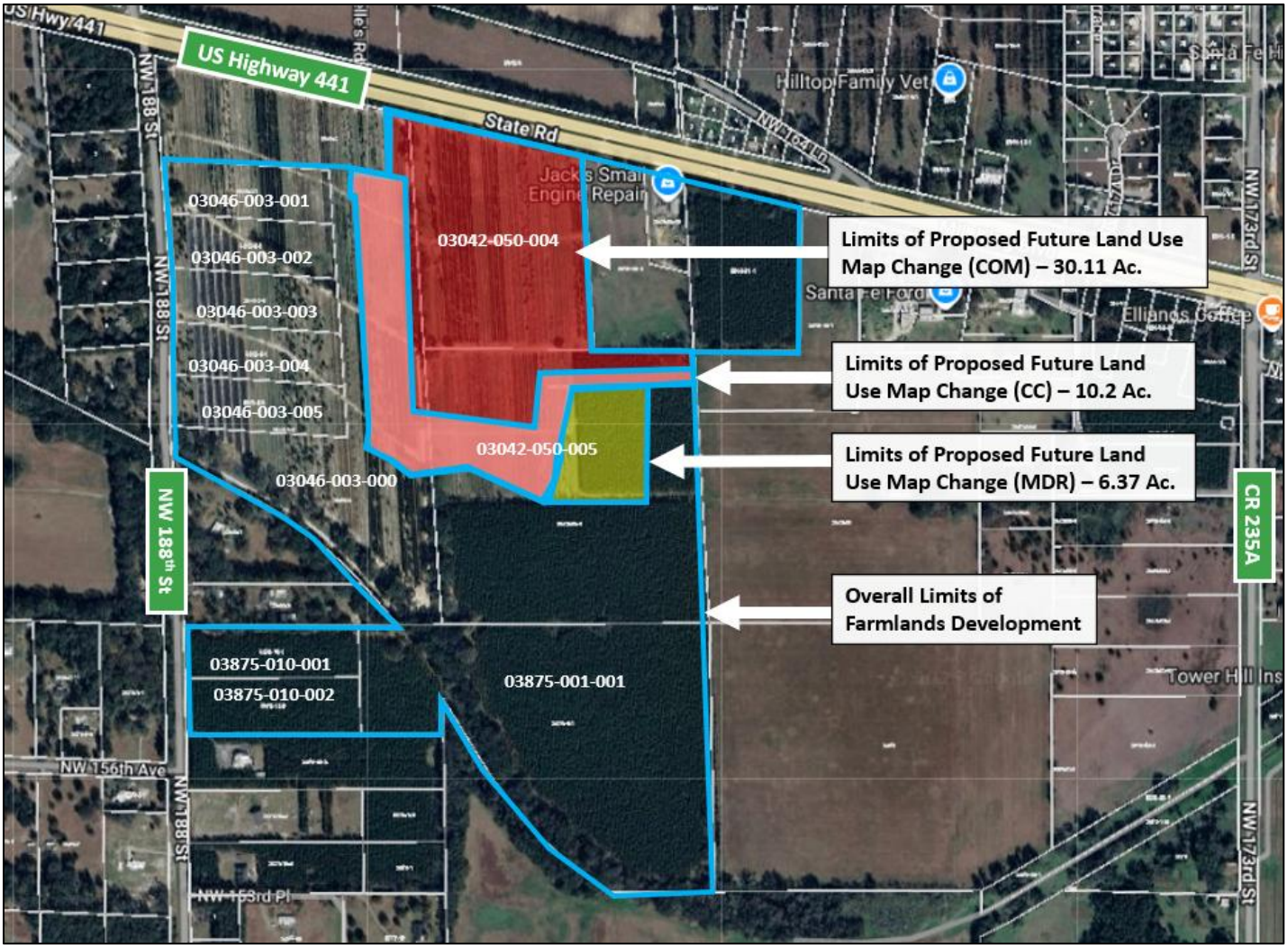


Request:	Small Scale Future Land Use Map Amendment application from Community Commercial, Moderate Density Residential & Low Density Residential to Commercial and Community Commercial and from Low Density Residential to Moderate Density Residential.
Location:	16600 block of US Highway 441
Parcel Numbers:	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.) 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.

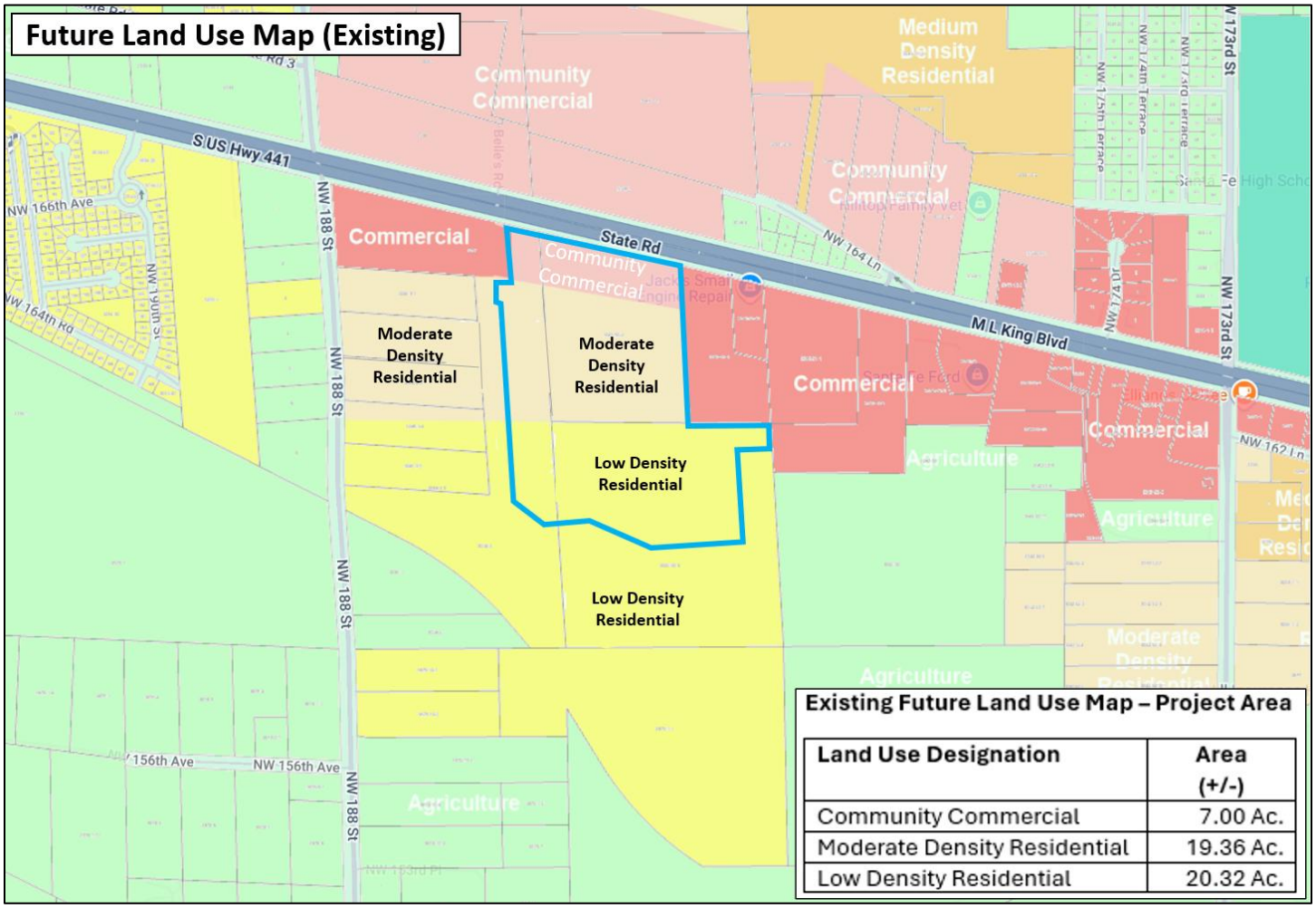
The subject property is part of a larger mixed use, Planned Development known as 'Farmlands' that consists of approximately 182 +/- acres. The overall boundary of this mixed use future development (with the portion newly proposed for Commercial (COM), Community Commercial (CC) and Moderate Density Residential (MDR) Future Land Use map designation) is identified below:



Statement of Proposed Change

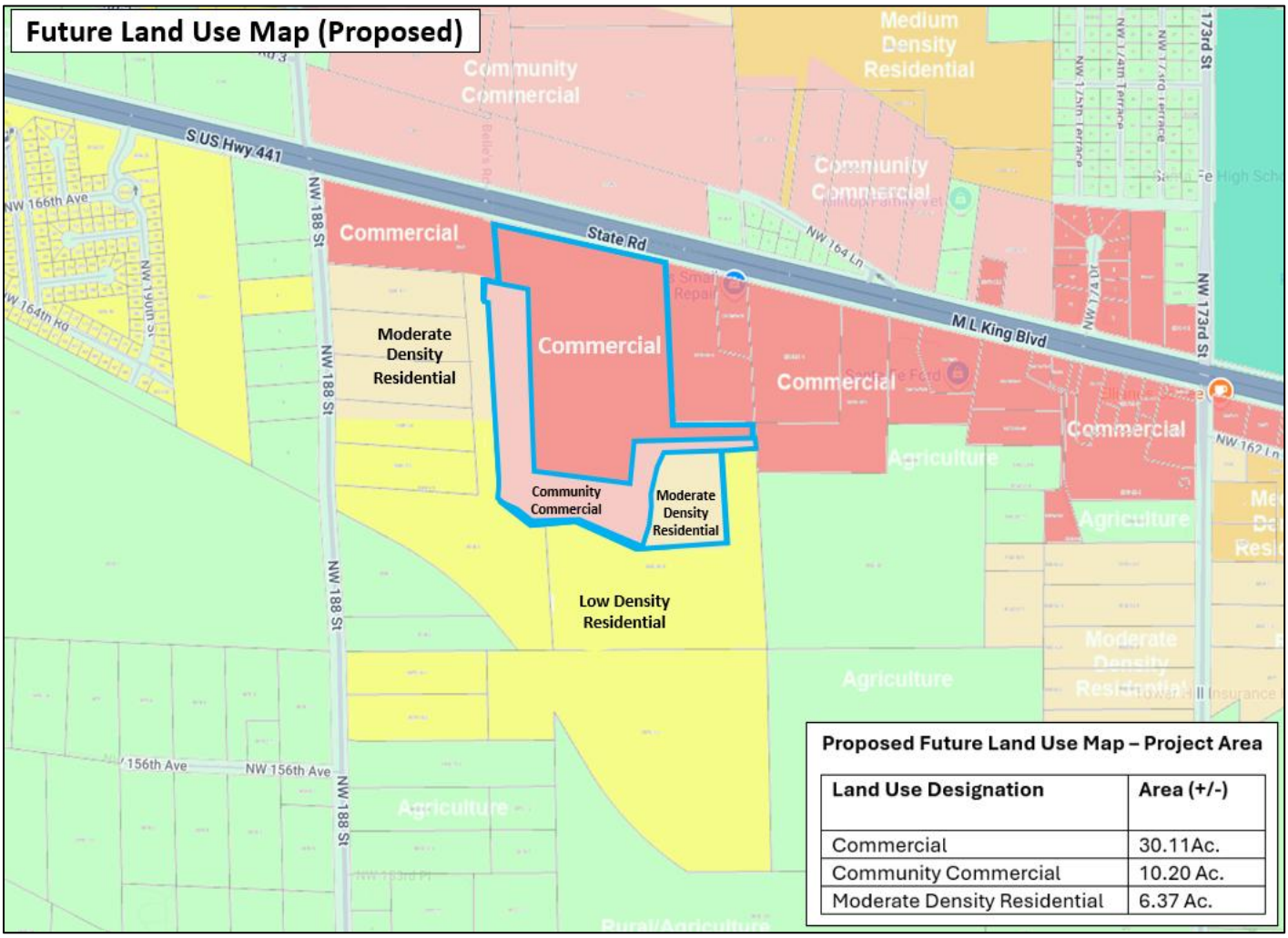
The property owners request a small-scale future land use map amendment to amend the future land use categories from Community Commercial to Commercial (approx. 7 acres), Moderate Density Residential to Commercial & Community Commercial (approx. 12.98 acres), Low Density Residential to Commercial & Community 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:



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:



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.

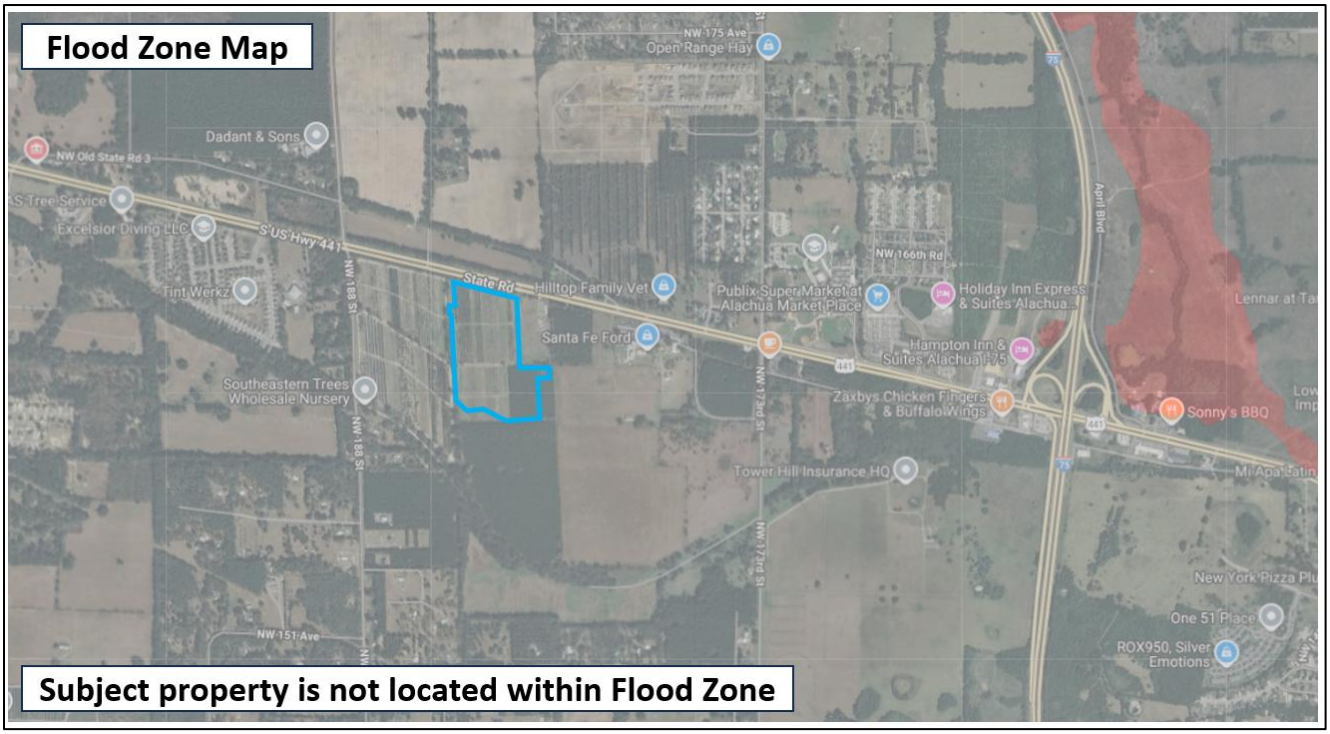
As described in the policies listed above, the proposed Commercial, Community Commercial and Moderate Density Residential future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to its 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.

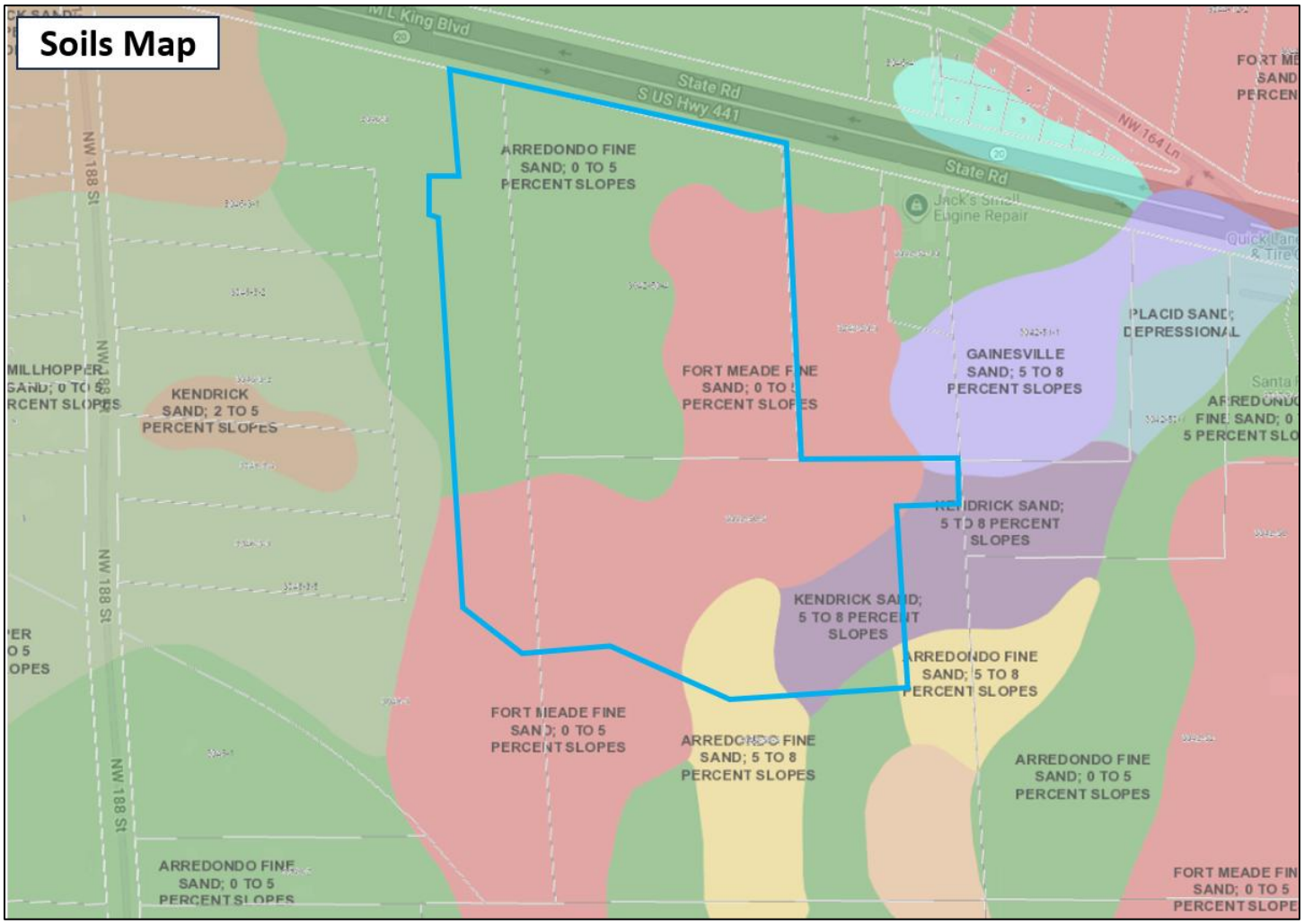
Soils:

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.

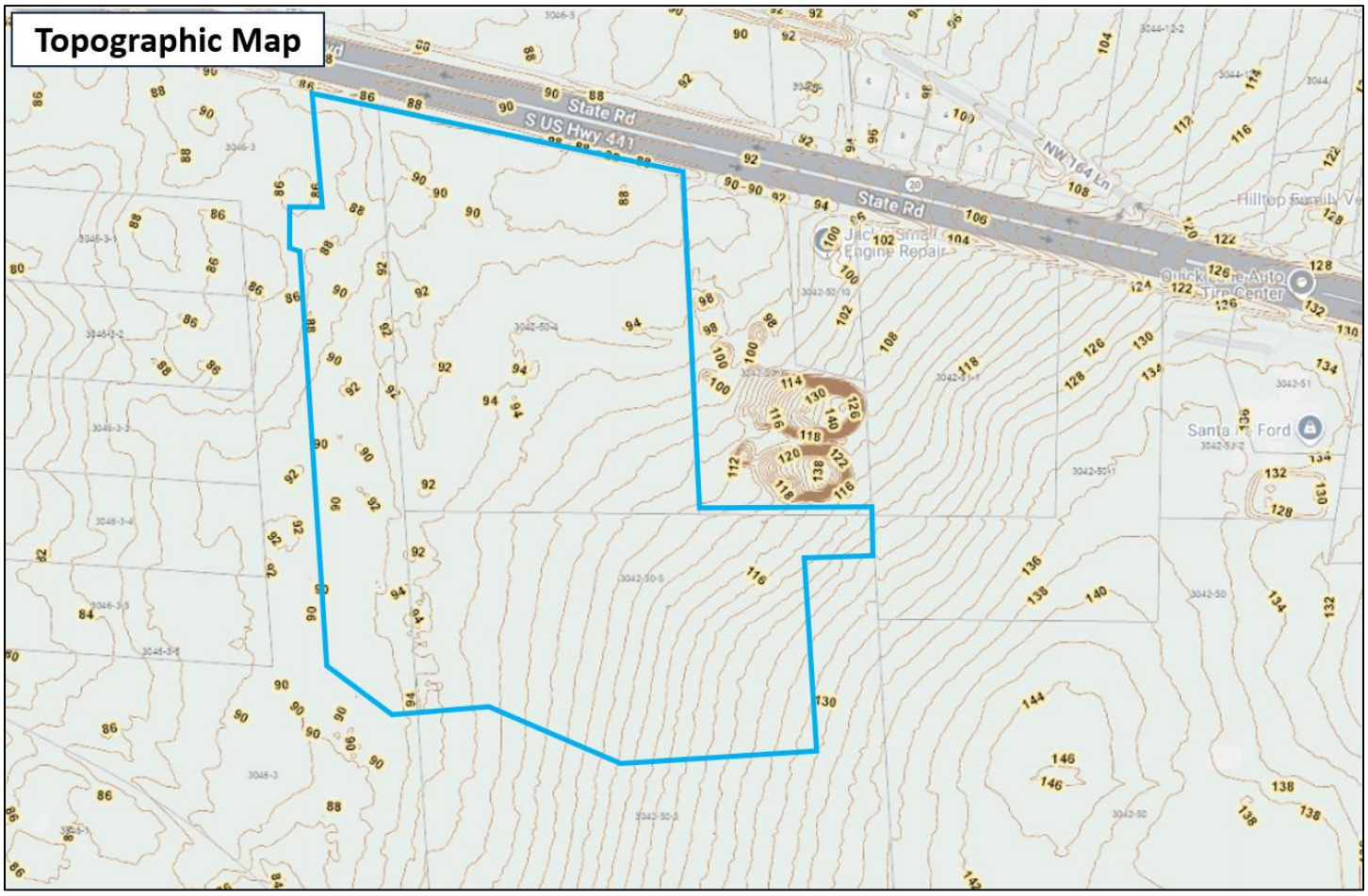
Kendrick sand, 5 to 8 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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

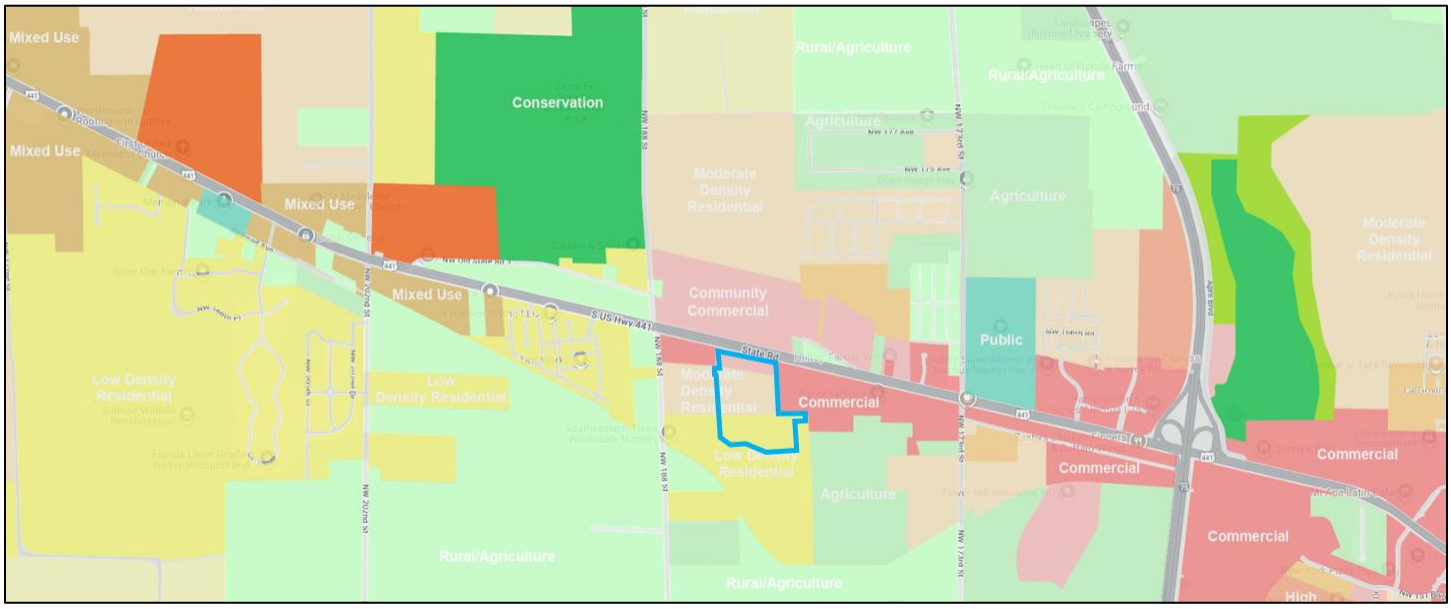
State Requirements

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
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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

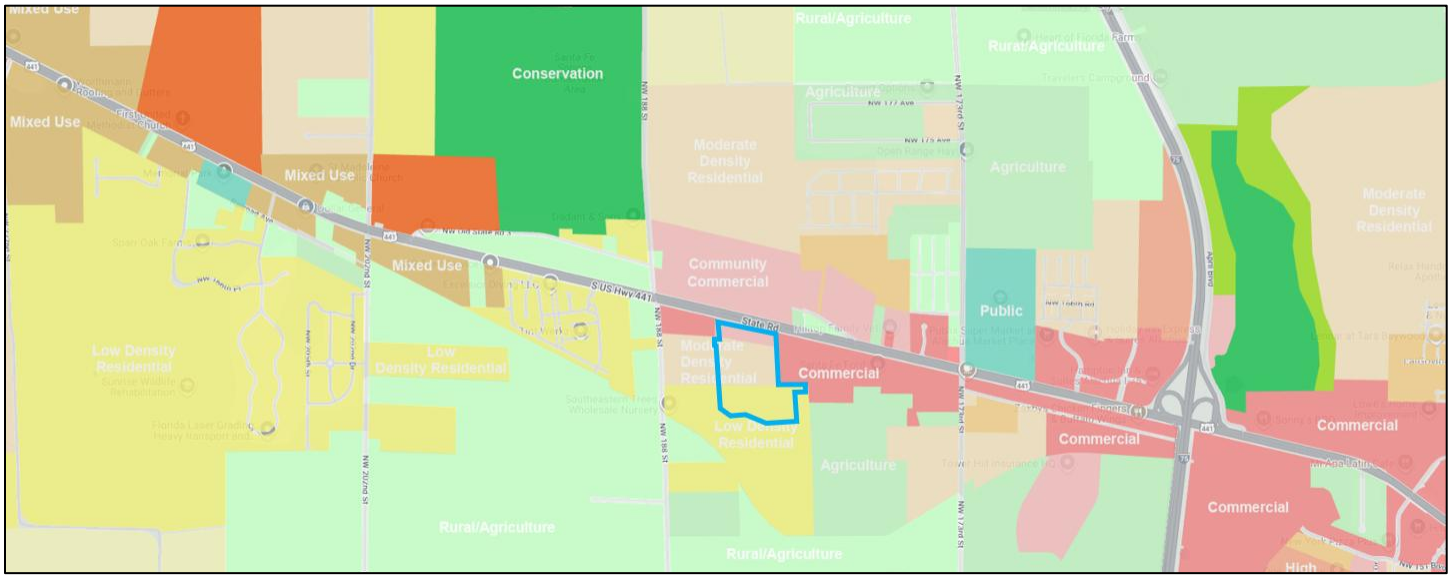
East: Undeveloped Properties
Commercial & Agriculture future land use designations

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

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

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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.
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

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

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

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

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:	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.

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.

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

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: 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

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:	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.

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.
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.

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

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.

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.
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.

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, 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

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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.

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.

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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 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.

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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 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.

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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:	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

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

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

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.

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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.

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

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: 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.

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: 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.

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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:	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.

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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.

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

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.

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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.

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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.

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.

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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.

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.

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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: 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.

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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

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.

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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.

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

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.

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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: 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

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.

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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.

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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

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

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

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.

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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.
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.

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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.
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

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.

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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: 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

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: 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

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

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.

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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.

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

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.

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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: 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

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.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
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- 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

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

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.

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: 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

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

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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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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

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

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,

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.
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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,

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

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.
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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,

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.
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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,

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.
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,

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.
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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

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.
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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

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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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

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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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.
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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.
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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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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

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,

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

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,

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

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.
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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

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.
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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

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.
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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

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

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 #PSSL 26-0002

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 important, the "wood like" city of Alachua is becoming the Concrete Jungle that the rural life 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

32615-00009

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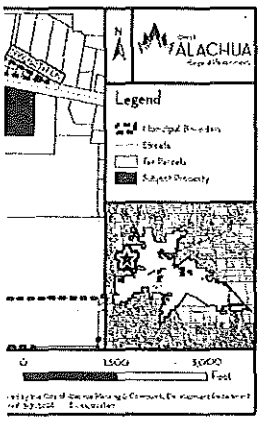
ity Commission of the City of
g on June 8, 2026, at 6:00 p.m.
James A. Lewis Commission
l 15100 NW 142nd Terrace,
following ordinance as titled:

e 26-10

E CITY OF ALACHUA,
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
on. Copies of the application,
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
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
ordance with the Americans
with a disability requiring
rder to participate in this
at (386) 418-6100 x 1501 at
earing.

Today - May 28, 2026)

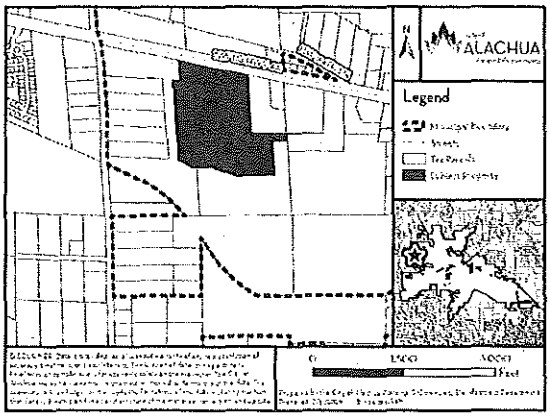
City of
ALACHUA

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)

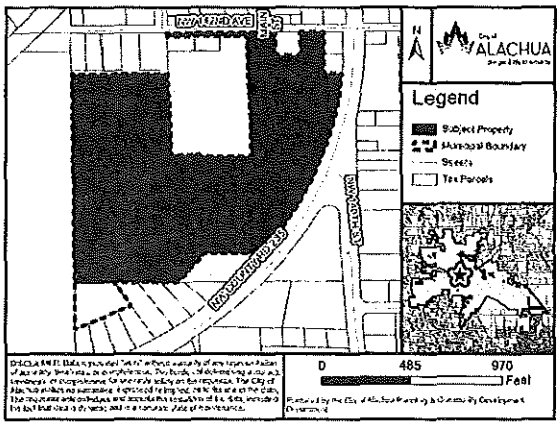
City of
ALACHUA

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 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

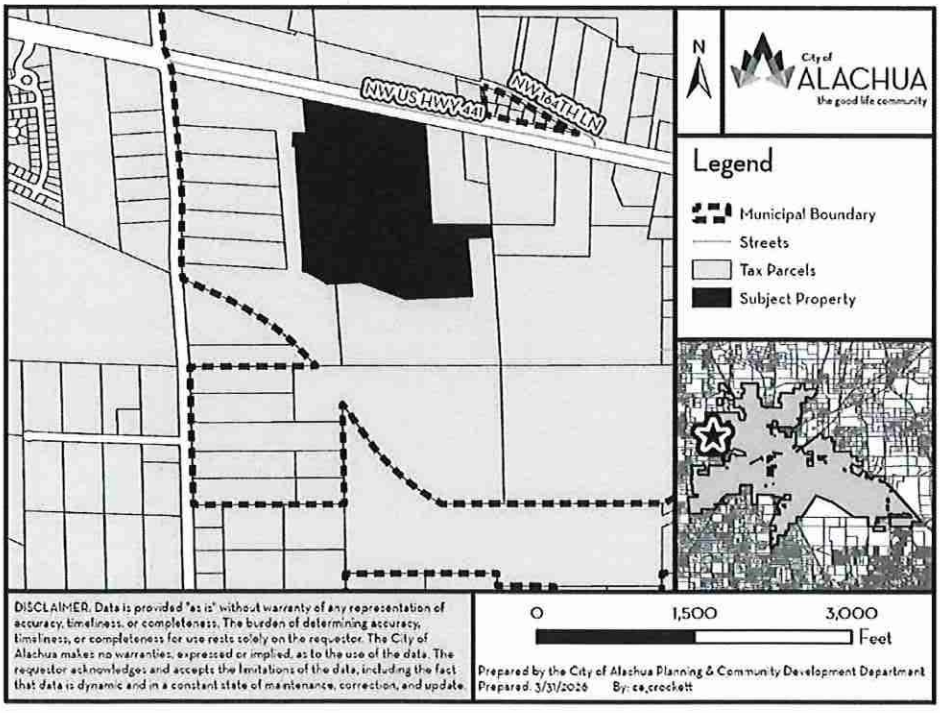
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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.



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

AVERY 5160
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

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
Repliez à la hachure afin de révéler le rebord Pop-up

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

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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

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.: 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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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

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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

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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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

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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

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmland's 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

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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 22, 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.

On June 8, 2026, the City Commission deferred the hearing of Ordinance 26-10 to a date certain of June 22, 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' 0 DUA 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: • Child care center; • School;	0 dwelling units 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; • Assisted living facility; • Restaurant, indoor seating only; • Restaurant, with outdoor seating; • Restaurant, with drive-through or drive-in service; • Specialty eating establishment; • Offices; • Bar, nightclub, or cocktail lounge; • Drug store or pharmacy (stand alone); • Entertainment establishment; • Financial institution; • Personal services establishment; • Sales establishment; • Large-scale retail establishments; • Microbrewery; and, • Hotel or motel.			
Development Area 'B' 2.5 DUA 0.00 FAR	• Dwelling, single-family detached.	203 dwelling units 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'
 	
(Common Area/Stormwater/ Open Space)
 	
0 DUA
 	
<0.01 FAR
	• Active & passive use areas:
	  • Trails;
	  • Parks;
	  • Playgrounds;
	  • Clubhouse & pool;
	• Landscaped areas;
	• Utility easements; and,
	• Stormwater management facilities.
		0 dwelling units
		
		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. 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"

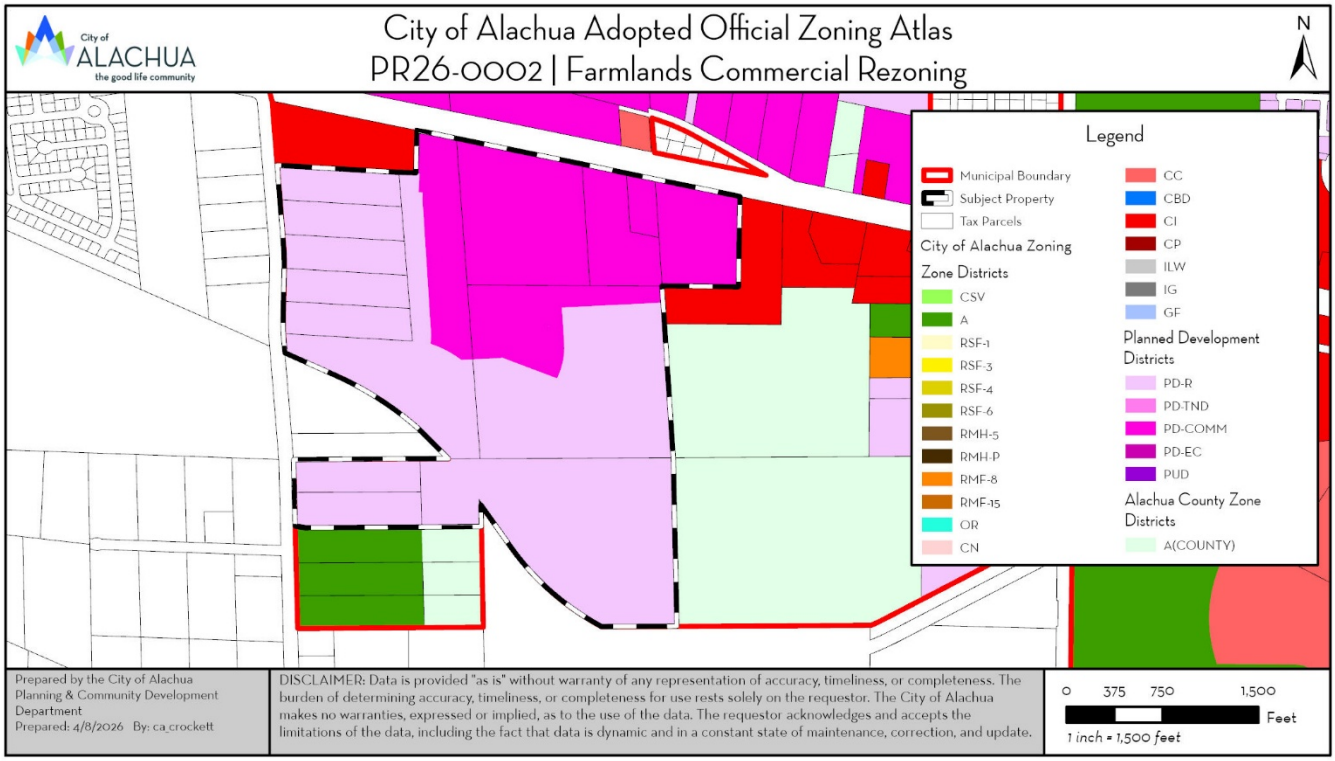
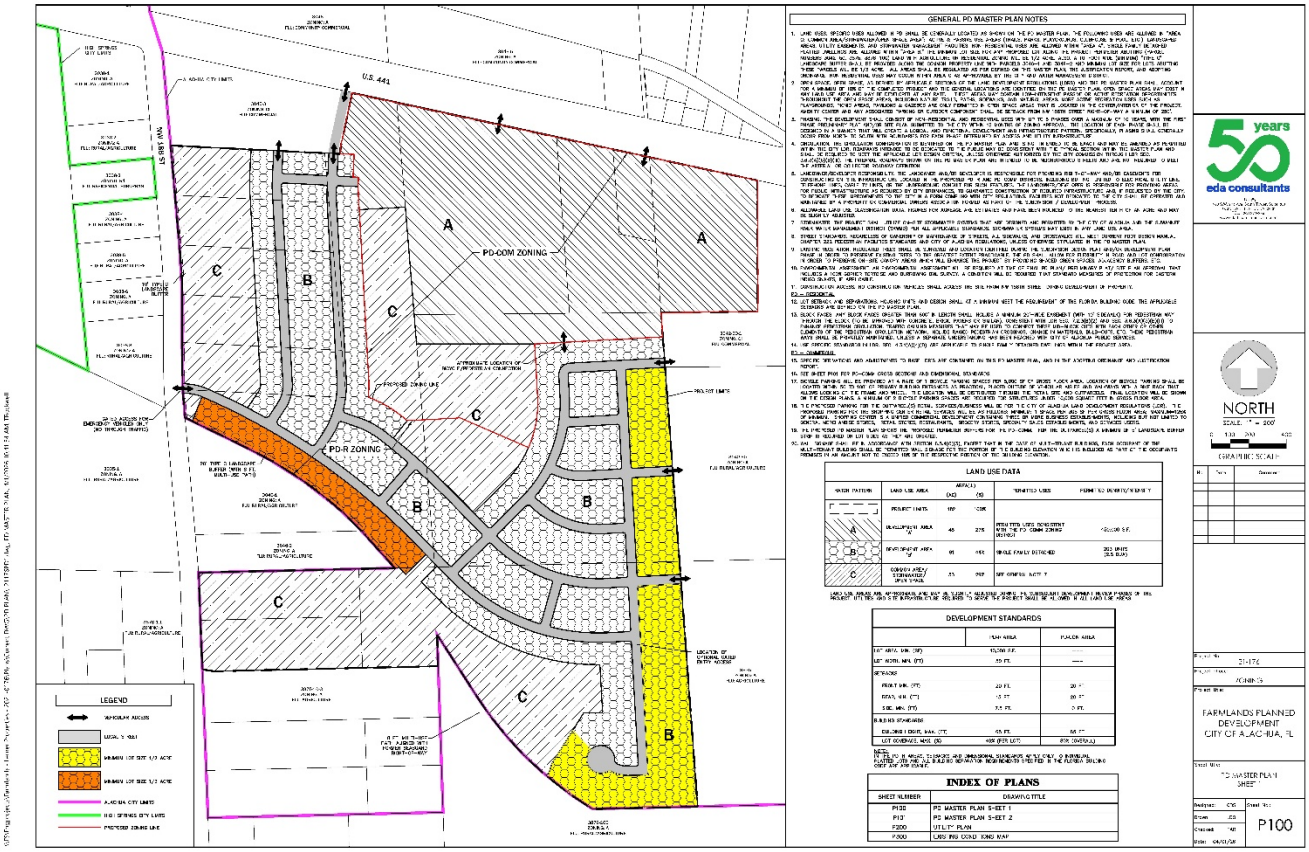
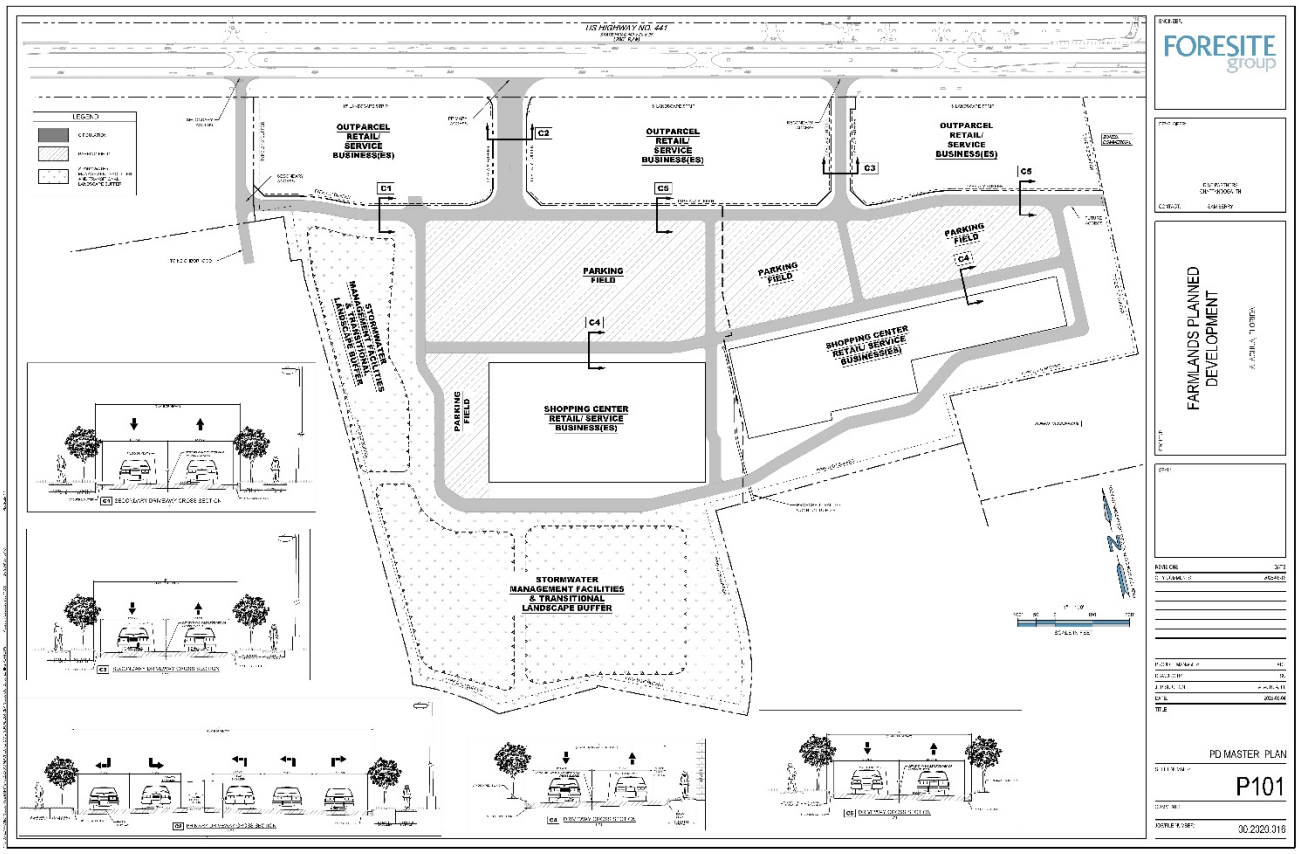
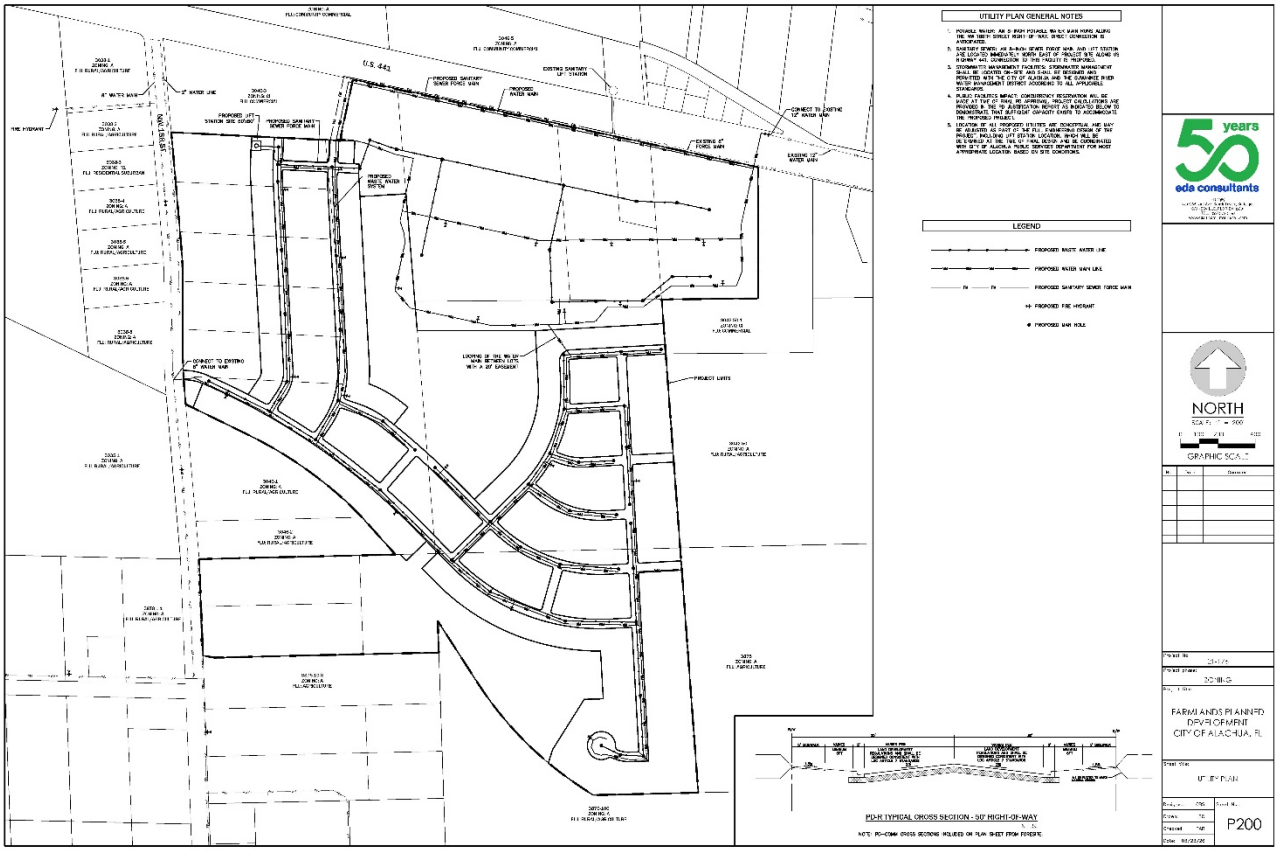

City of ALACHUA
the good life community
City of Alachua Adopted Official Zoning Atlas
PR26-0002 | Farmlands Commercial Rezoning
N
Legend
Municipal Boundary
Subject Property
Tax Parcels
City of Alachua Zoning Zone Districts
CSV
A
RSF-1
RSF-3
RSF-4
RSF-6
RMH-5
RMH-P
RMF-8
RMF-15
OR
CN
CC
CBD
CI
CP
ILW
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
C4
C5
C6
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
30.2320.318


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
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
P200
PDH TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

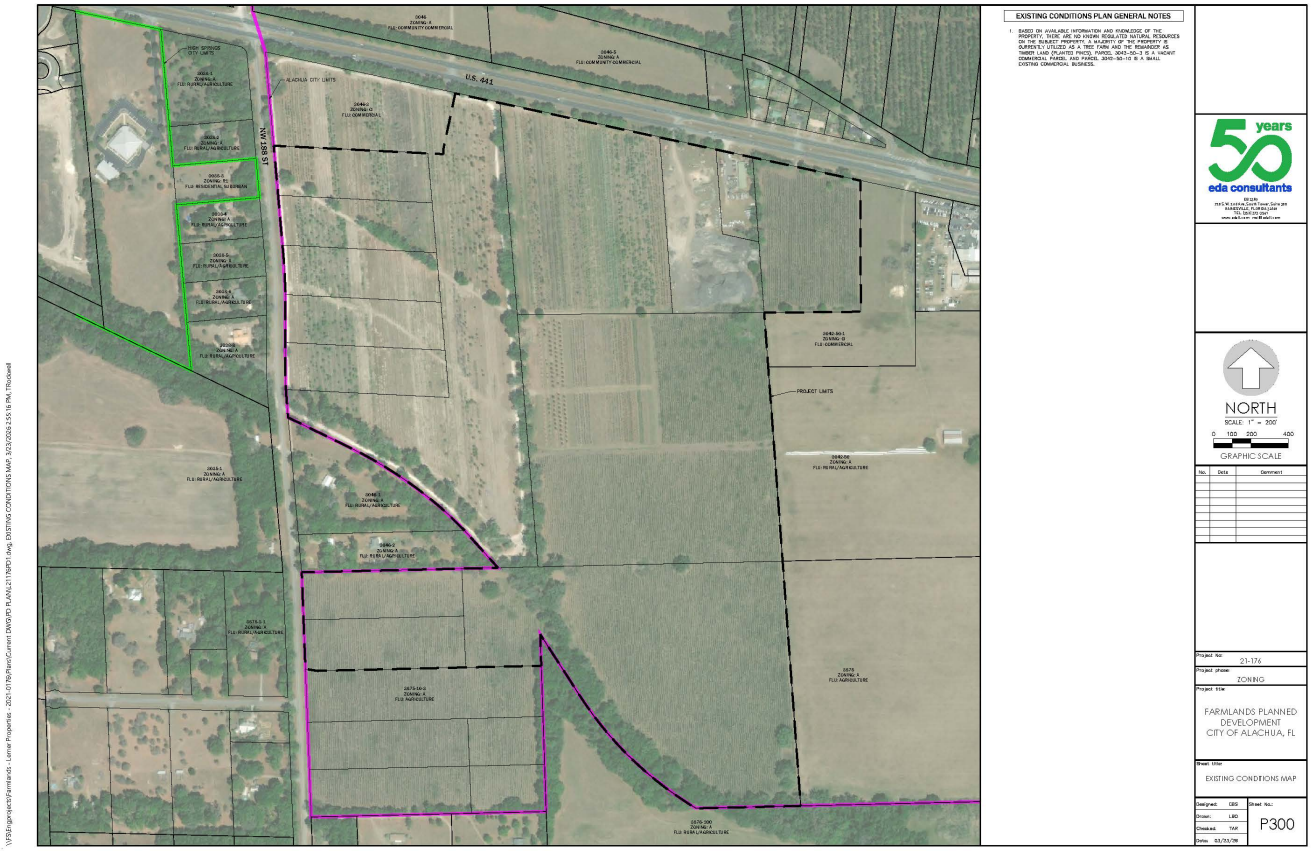

EXISTING CONDITIONS PLAN GENERAL NOTES
U.S. 441
NW 188 ST
ALACHUA CITY LIMITS
PROJECT LIMITS
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
50 years
eda consultants
21-176
ZONING
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
EXISTING CONDITIONS MAP
P300

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. NV5, Inc.
PROPERTY OWNER:	AYLA LLC First Coast Road Rangers LLC Jack's Small Engine Repair LLC 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; ▪ Upper story dwelling; ▪ Community services; ▪ Medical and dental clinic; ▪ Institutions; ▪ Parks and open areas; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Offices; ▪ Retail sales and services; and, ▪ Hotel or motel.
	CI	▪ Dwelling, multiple family; ▪ Upper story dwelling; ▪ Health care facilities; ▪ Parks and open areas; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Conference center; ▪ Industrial services; ▪ Offices; ▪ Retail sales and services; ▪ Sexually oriented business; ▪ Vehicles, sales and services; and, ▪ Hotel or motel.
	PD-R	▪ Single-family detached dwelling units; and, ▪ 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.		

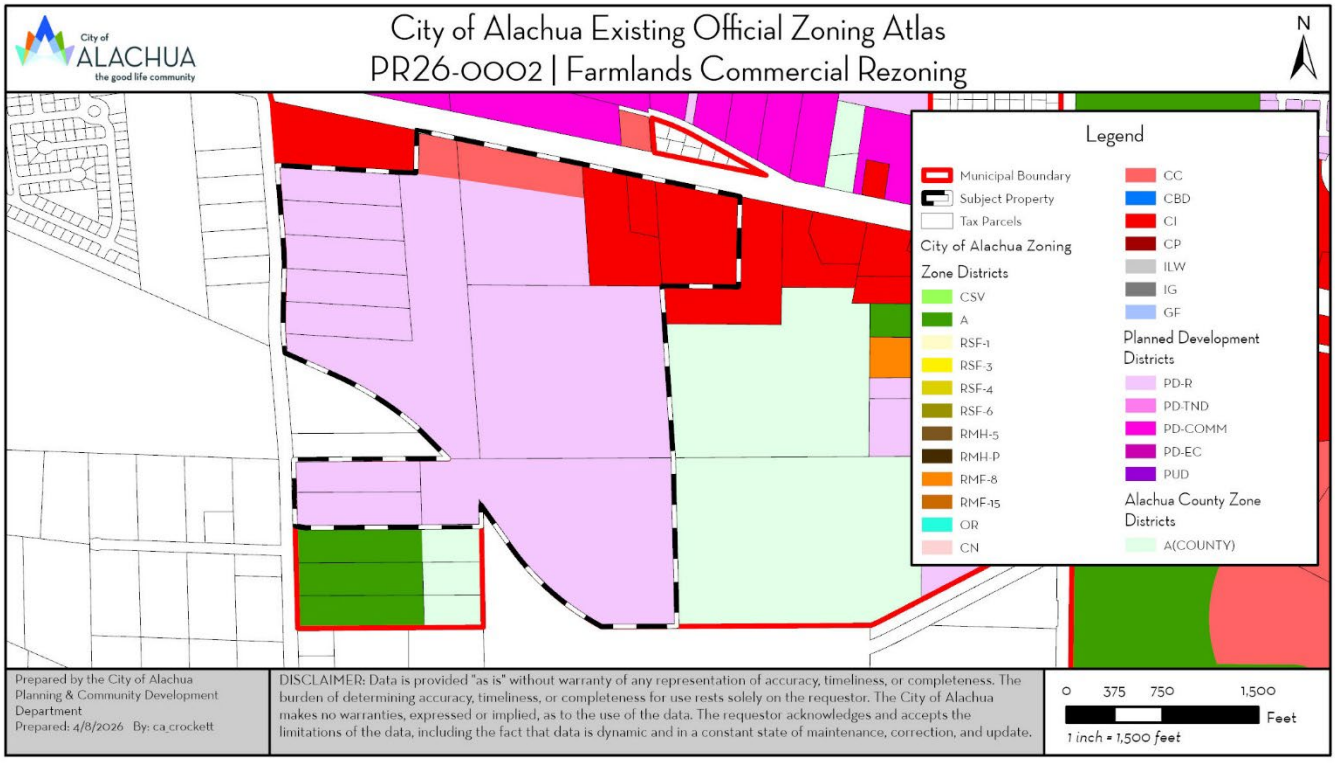


Figure 1. Existing Official Zoning Atlas with Subject Property

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: (For a full and comprehensive list, refer to the draft PD Ordinance in Exhibit "A")	PD-R	▪ Single-family detached dwelling units; and, ▪ Community center.
	PD-COMM	▪ Community services; ▪ Child care center; ▪ Health care facilities; ▪ Institutions; ▪ Parks and open areas; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Conference center; ▪ Offices; ▪ Recreation/entertainment, indoor; ▪ Retail sales and services; ▪ Vehicles, sales and services; and, ▪ Visitor accommodations.
Net Increase/ Decrease	***- 483 dwelling units*** ***- 267,433 square feet non-residential floor area***	

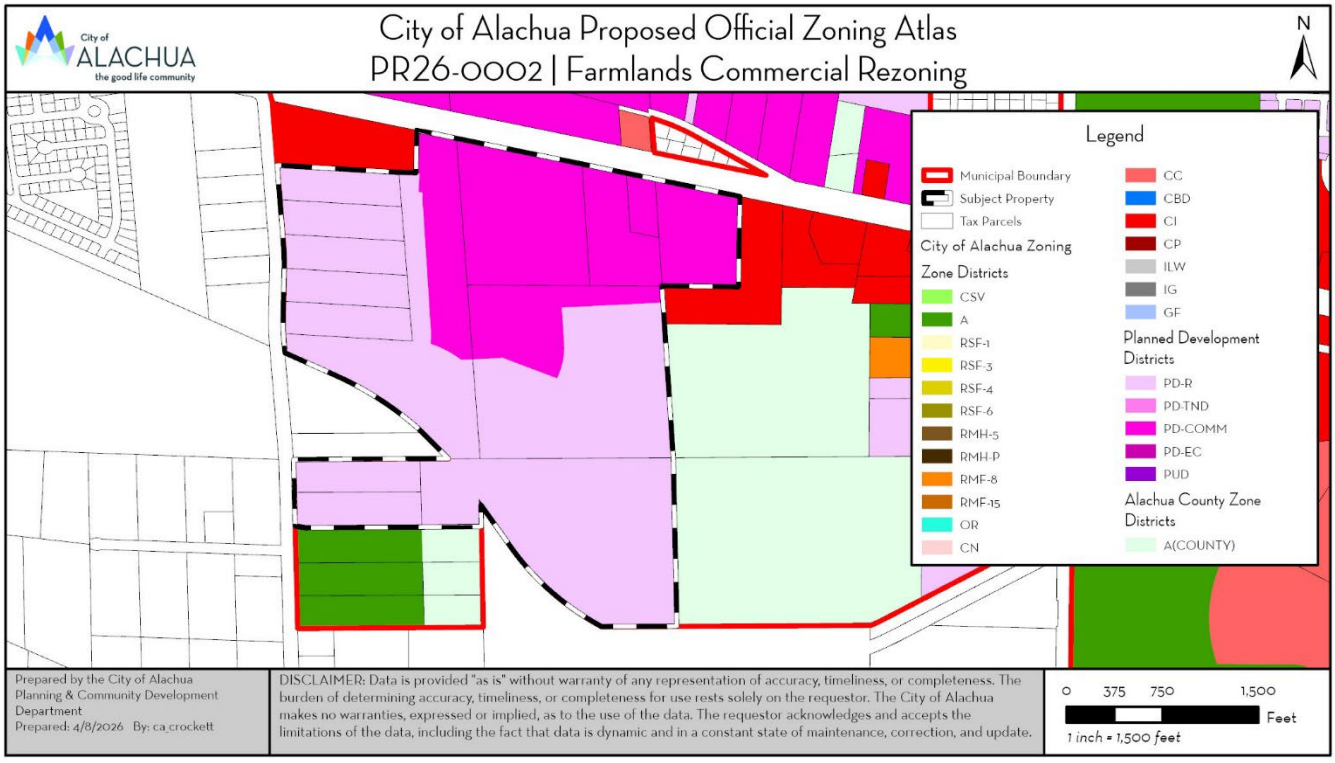


Figure 2. Proposed Official Zoning Atlas with Subject Property

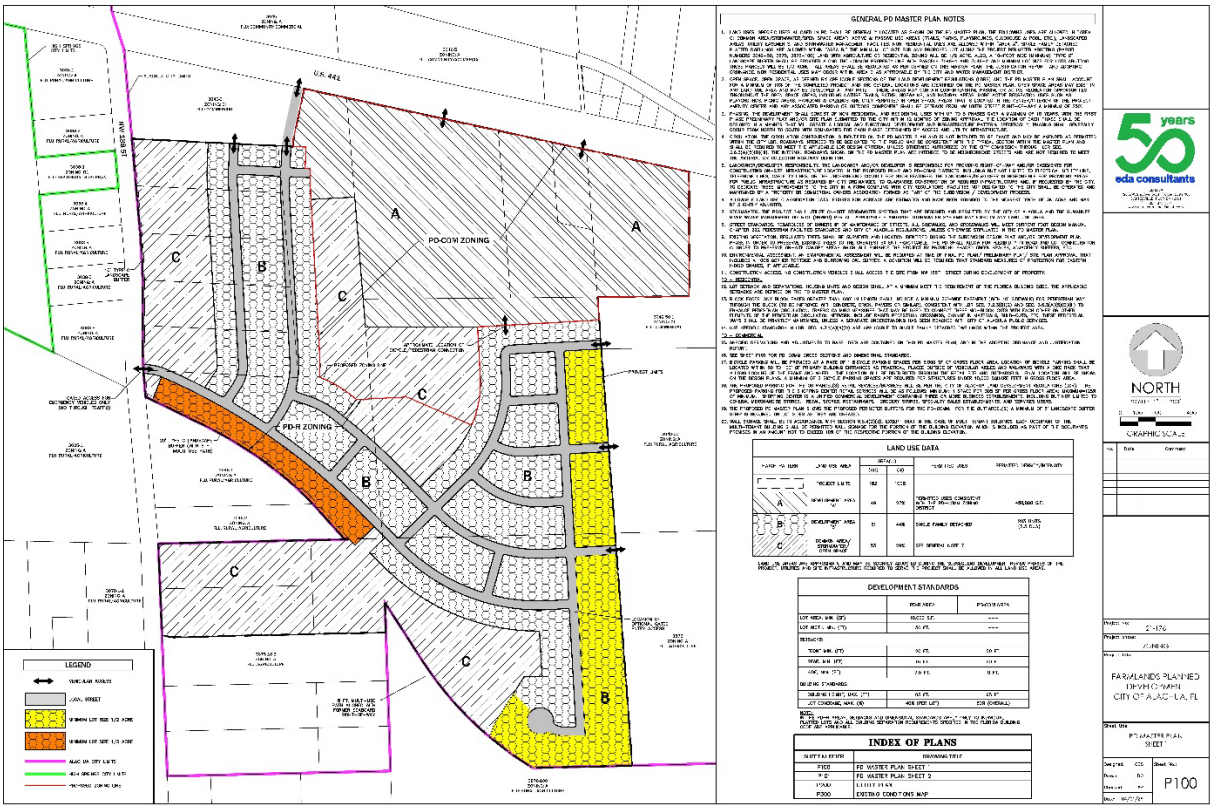


Figure 3. Proposed PD Master Plan

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)

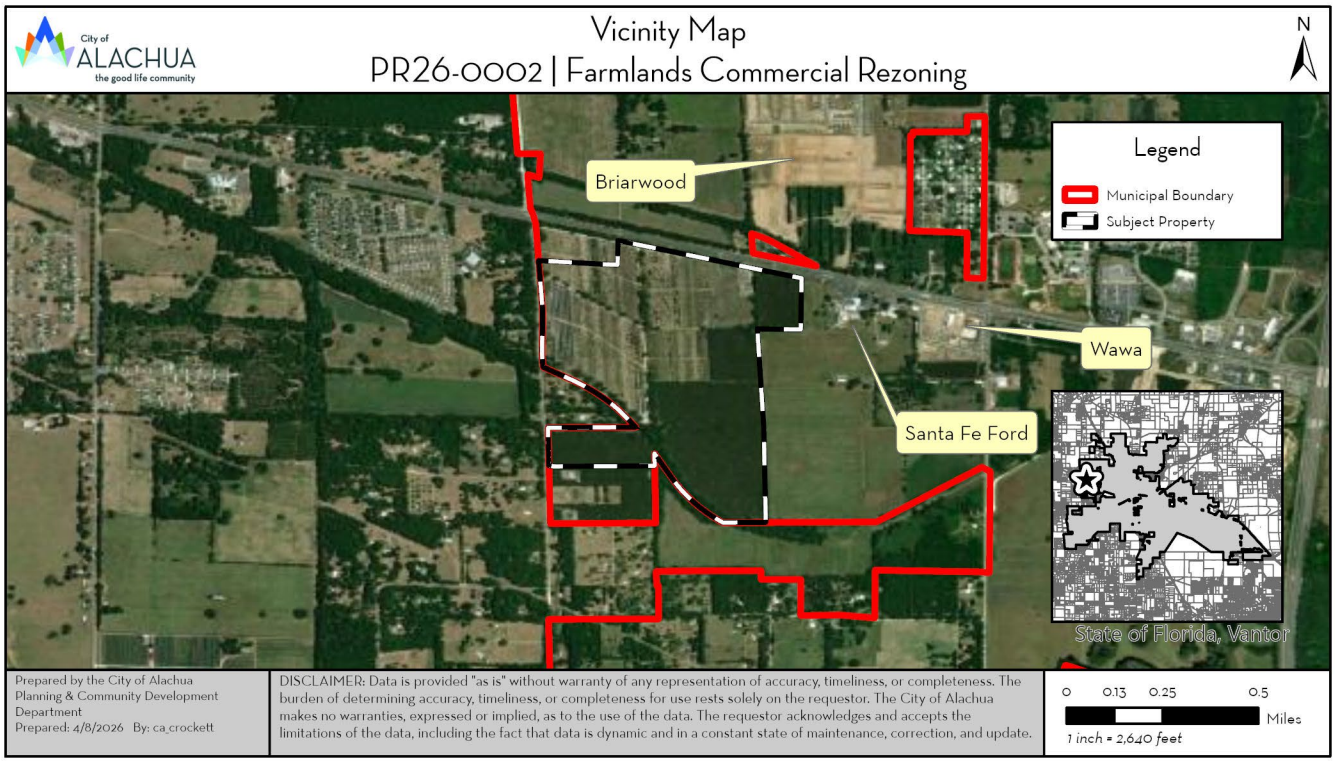


Figure 4. Vicinity Map

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.

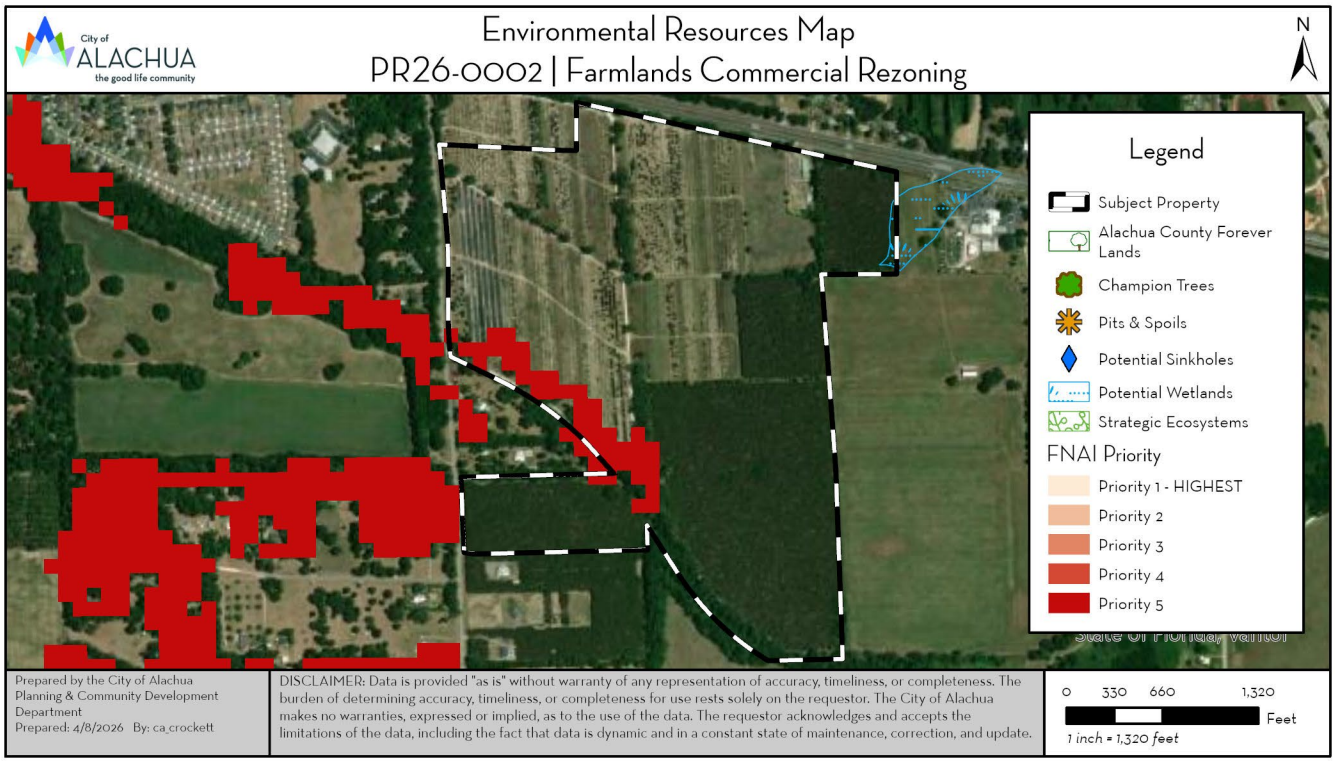


Figure 5. Environmental Resources Map

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: [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: [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 *Minimum Off-Street Parking Standards*	Sales Establishment: Up to 300,000 sq. ft.: 1 space per 305 sq. ft. floor area; 300,001 to 600,000 sq. ft.; 1 space per 285 sq. ft. floor area; 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) *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: (a) *Rate of provision*. Bicycle parking shall be provided at a rate of one space for every ten required parking spaces; (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 (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) *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) *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' 0 DUA 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: • Child care center;	0 dwelling units 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; • Post office; • Assisted living facility; • Golf course, public; • Restaurant, indoor seating only; • Restaurant, with outdoor seating; • Restaurant, with drive-through or drive-in service; • Specialty eating establishment; • Offices; • Commercial recreation, indoor; • Commercial recreation, outdoor; • Bar, nightclub, or cocktail lounge; • Drug store or pharmacy (stand alone); • Entertainment establishment; • Financial institution; • Microbrewery; and, • Hotel or motel.			
Development Area 'B' 2.5 DUA 0.00 FAR	• Dwelling, single-family detached.	203 dwelling units 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'
 	
(Common Area/Stormwater/ Open Space)
 	
0 DUA
 	
<0.01 FAR
	• Active & passive use areas:
	  • Trails;
	  • Parks;
	  • Playgrounds;
	  • Clubhouse & pool;
	• Landscaped areas;
	• Utility easements; and,
	• Stormwater management facilities.
		0 dwelling units
		
		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"

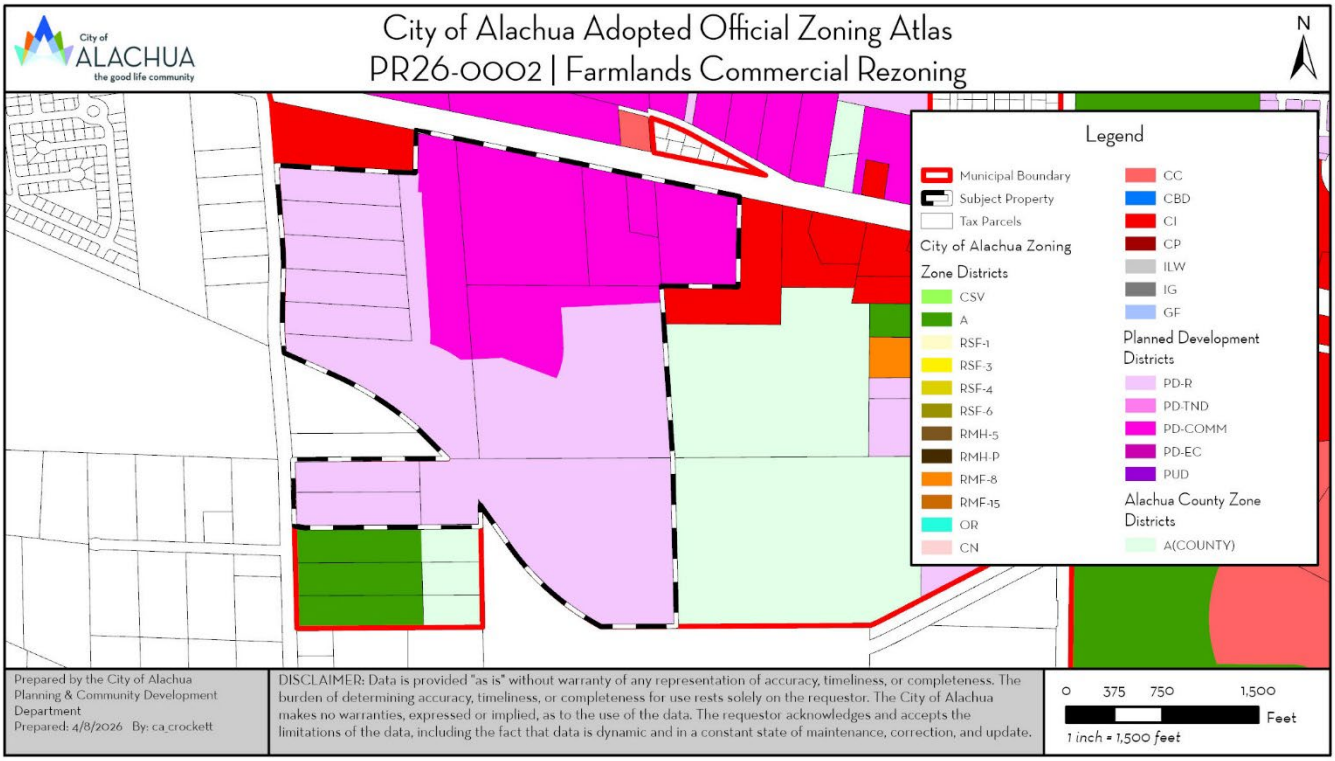

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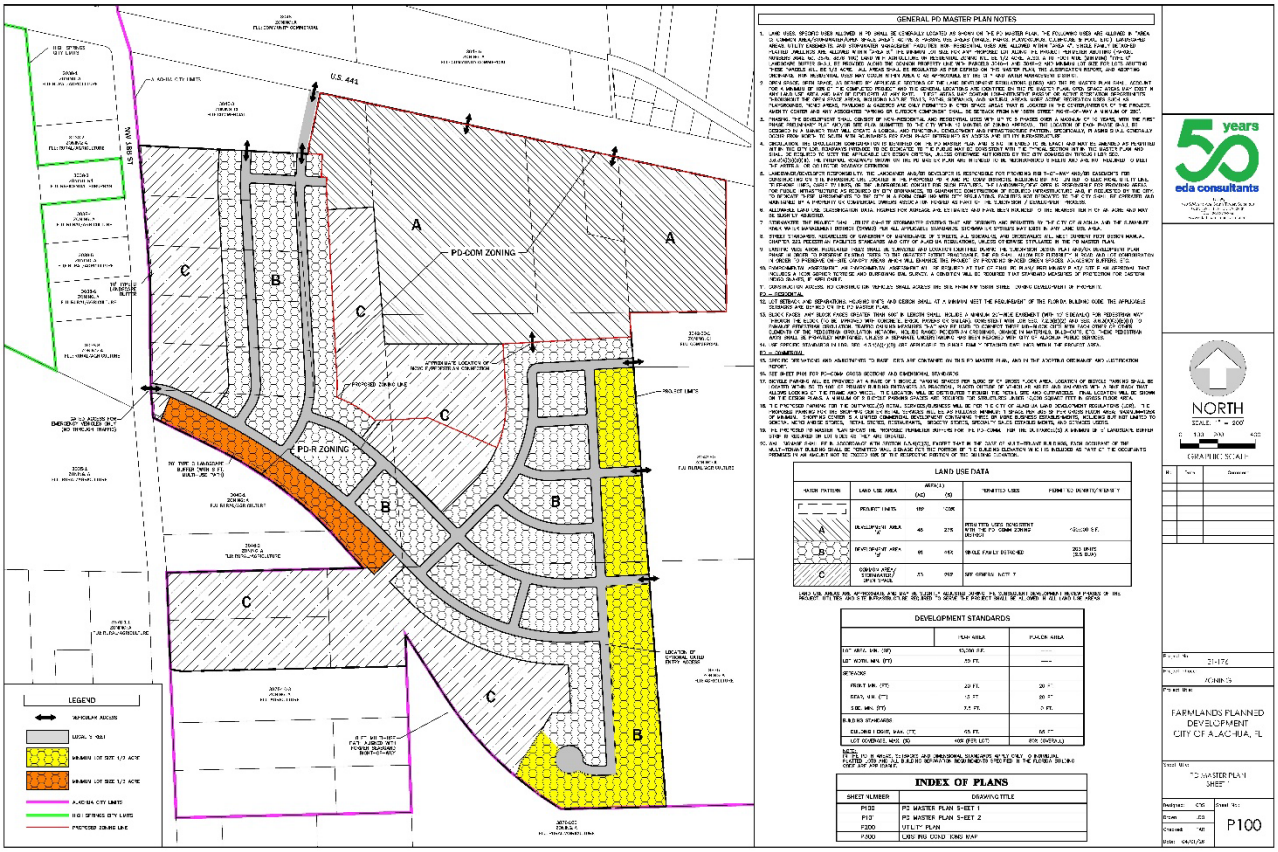
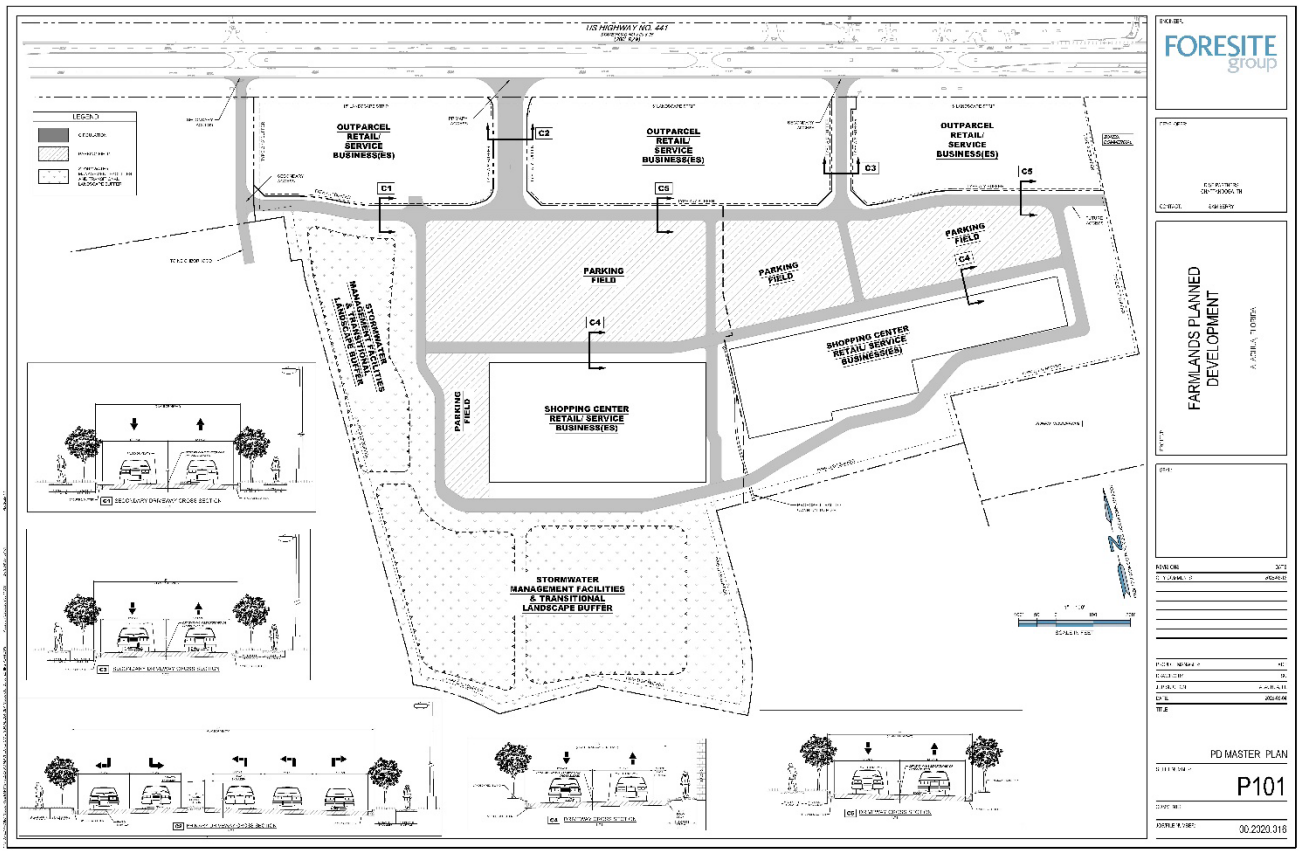
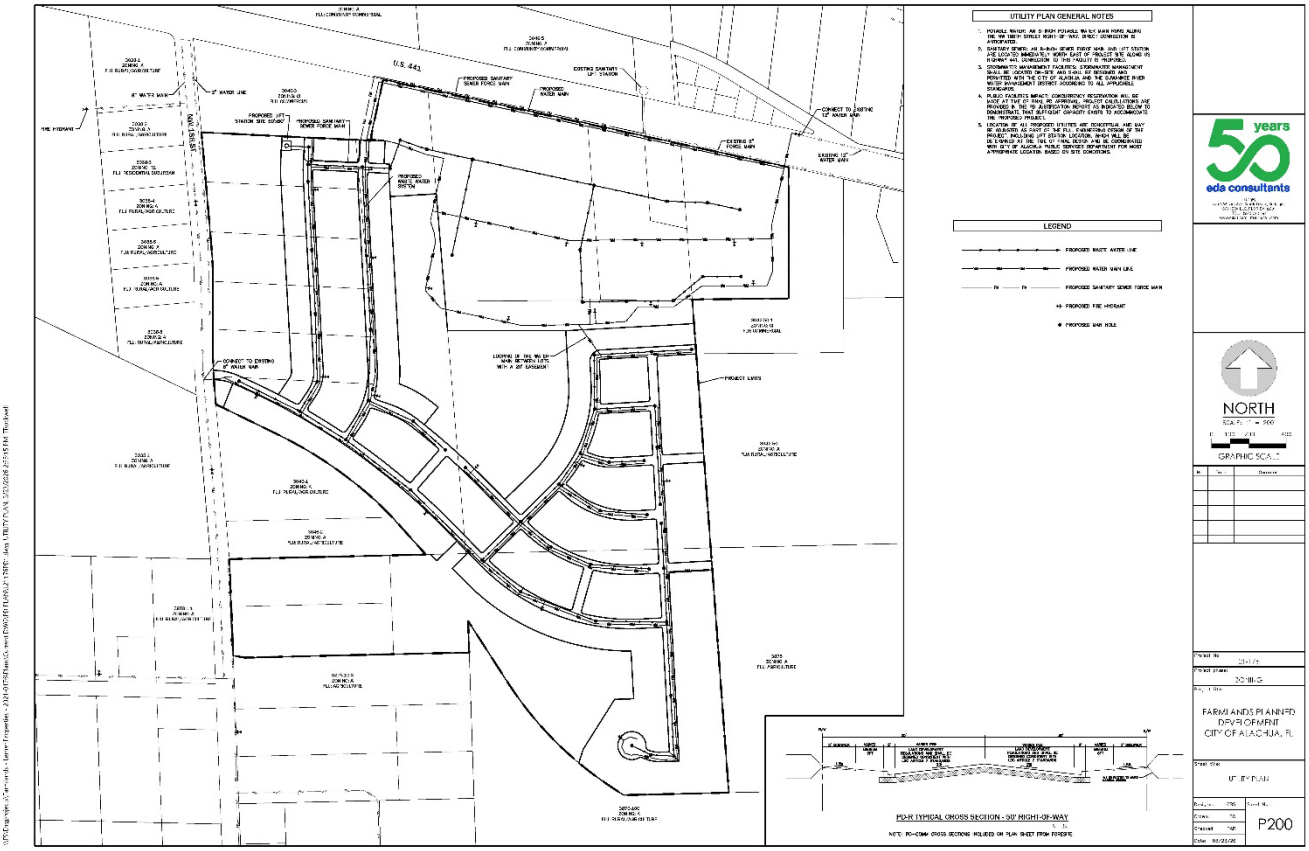
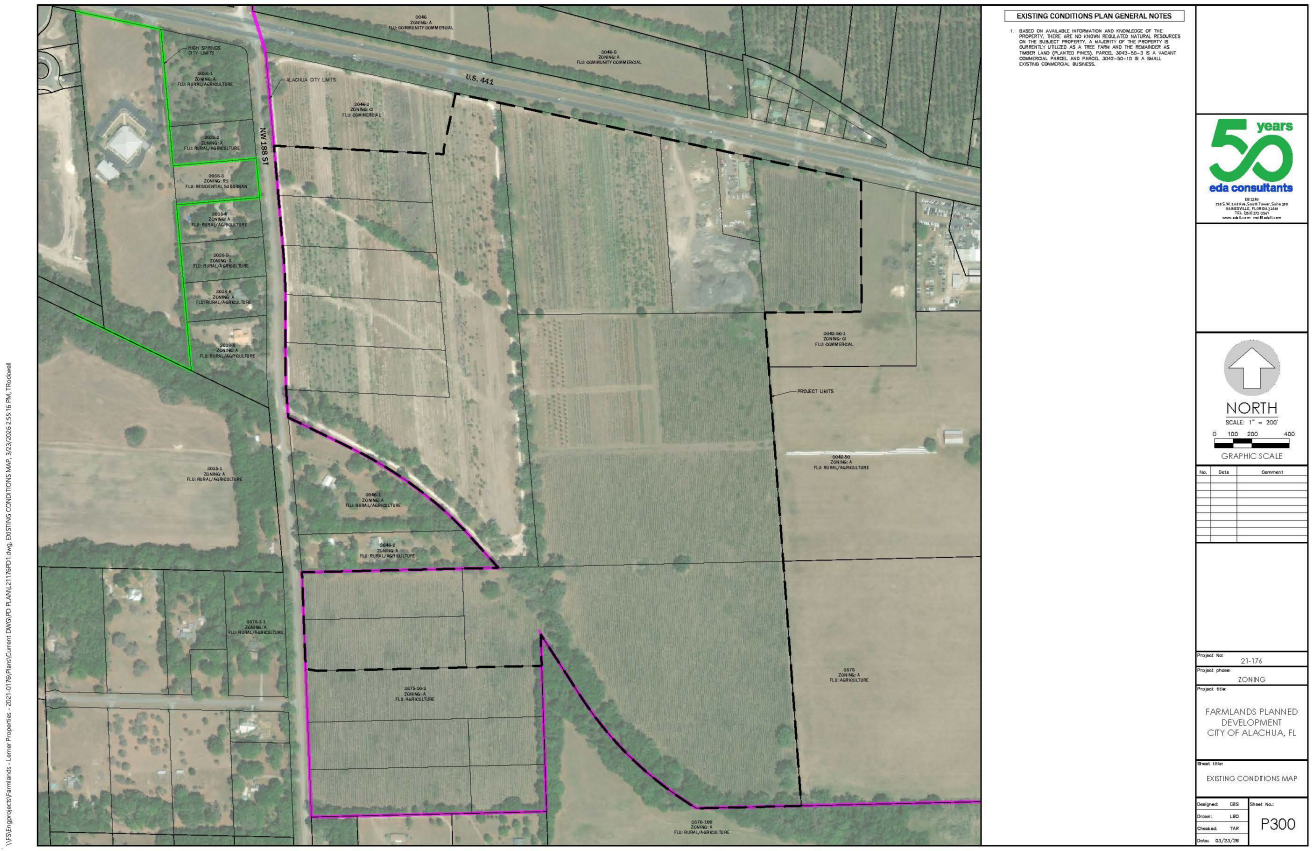
EXHIBIT "C"


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
NORTH
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
P200

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 IS PRIMARILY USED FOR AGRICULTURE AND TIMBER. THERE ARE TWO TIMBER LAND (PLANTED PINES), PARCEL 3043-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3043-00-15 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

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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]

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

(Notary Stamp)

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:

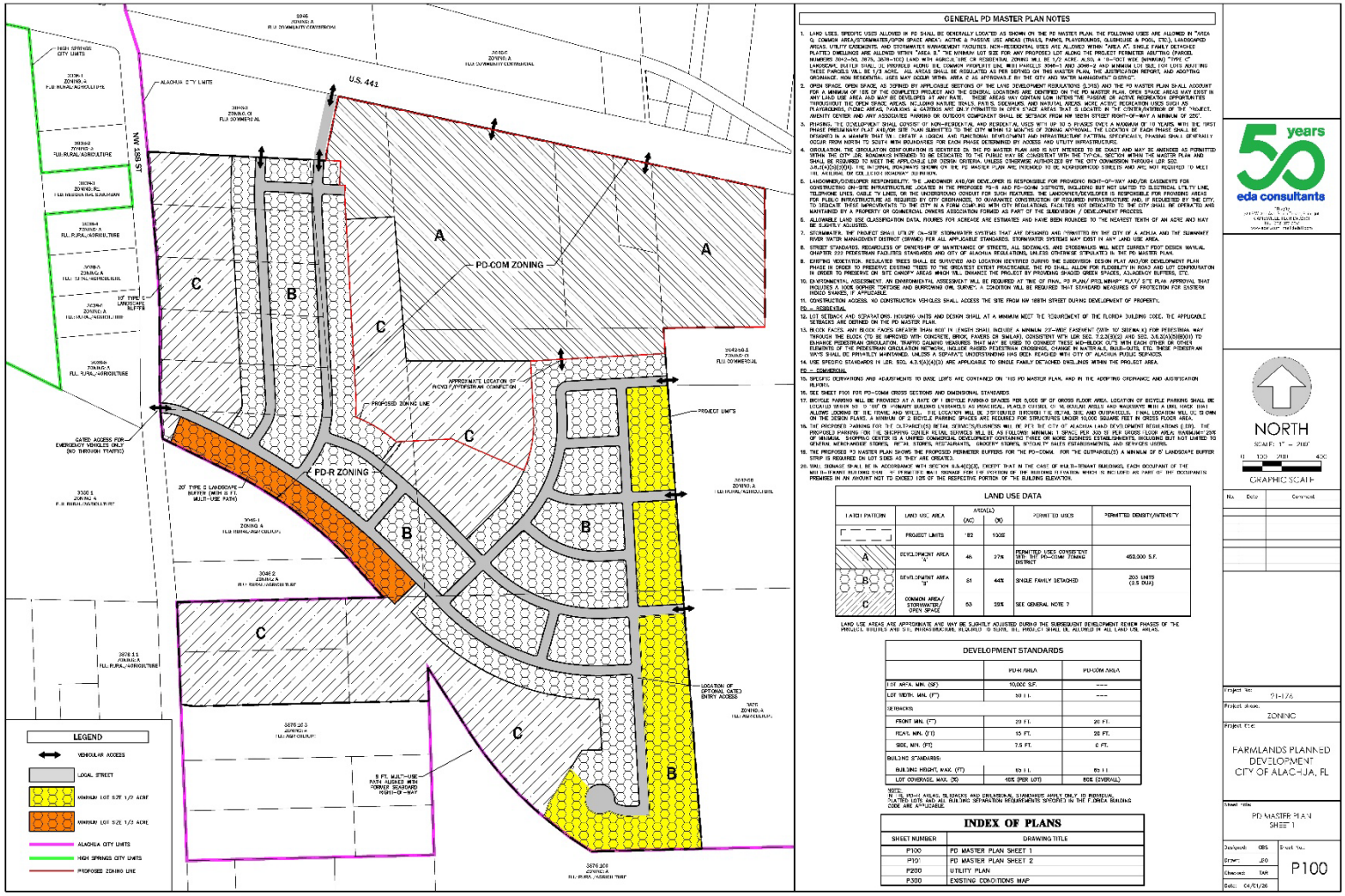
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE 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

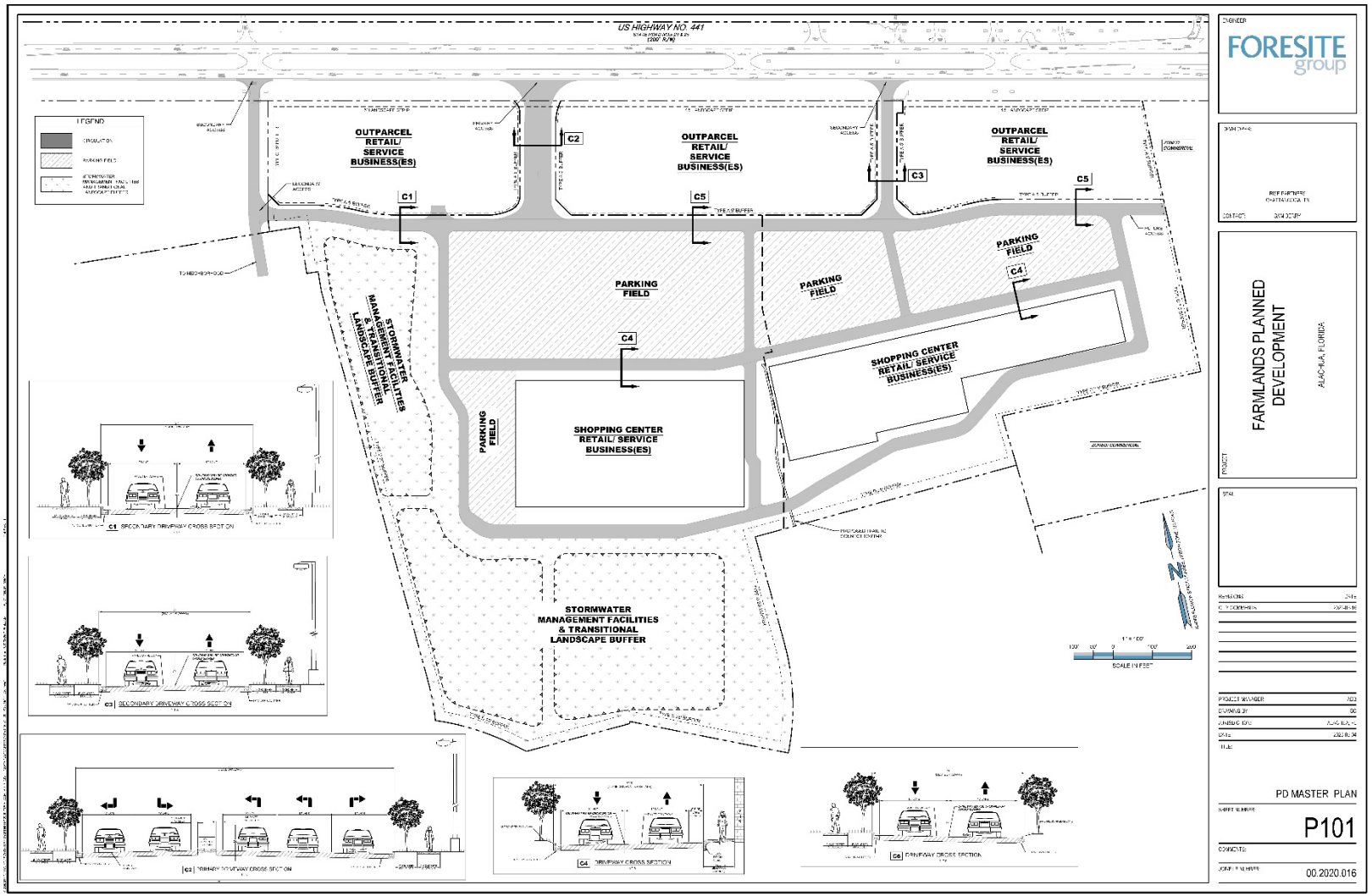
DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER 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.

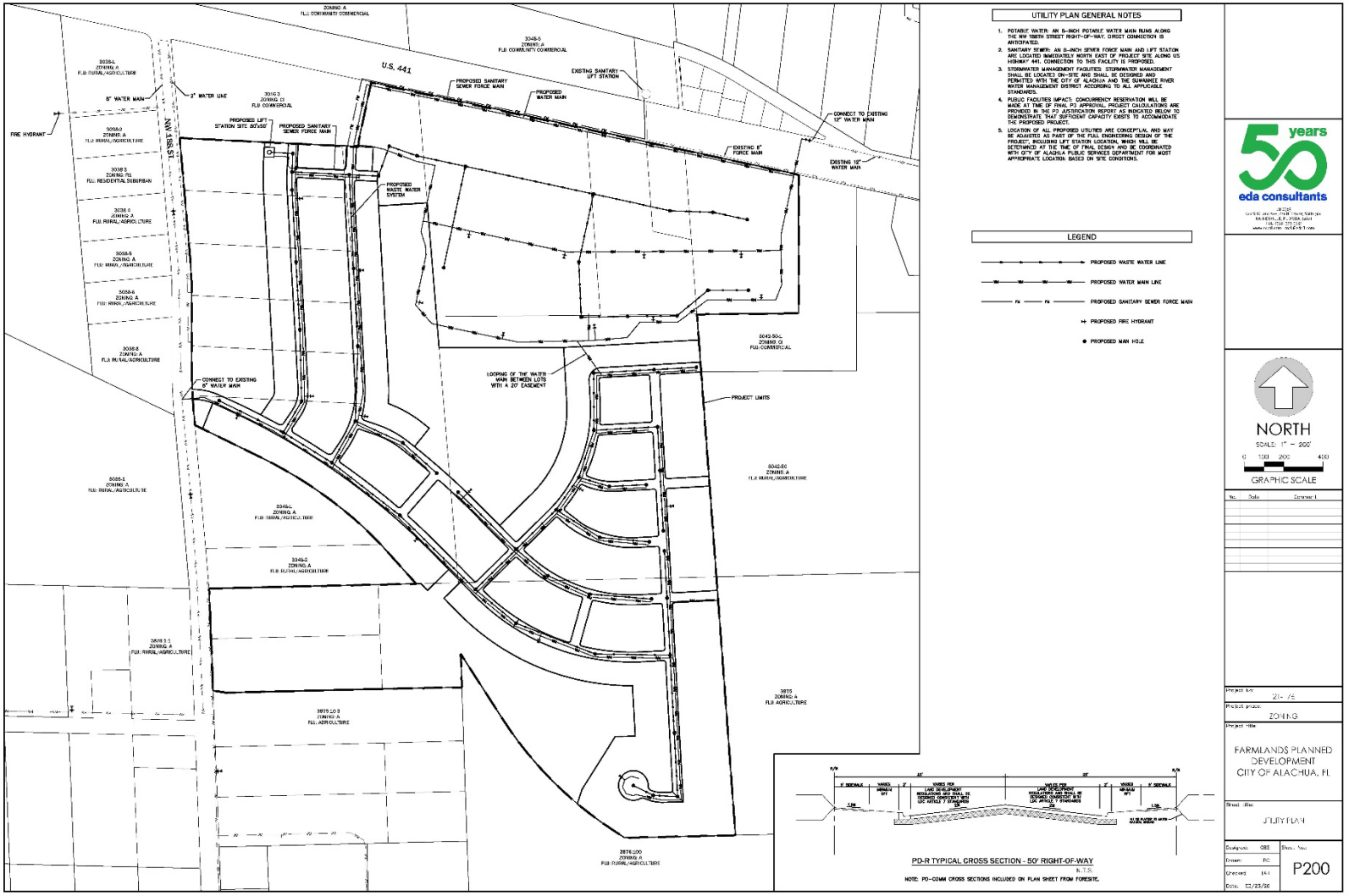
CONTAINING 60.76 ACRES, MORE OR LESS.

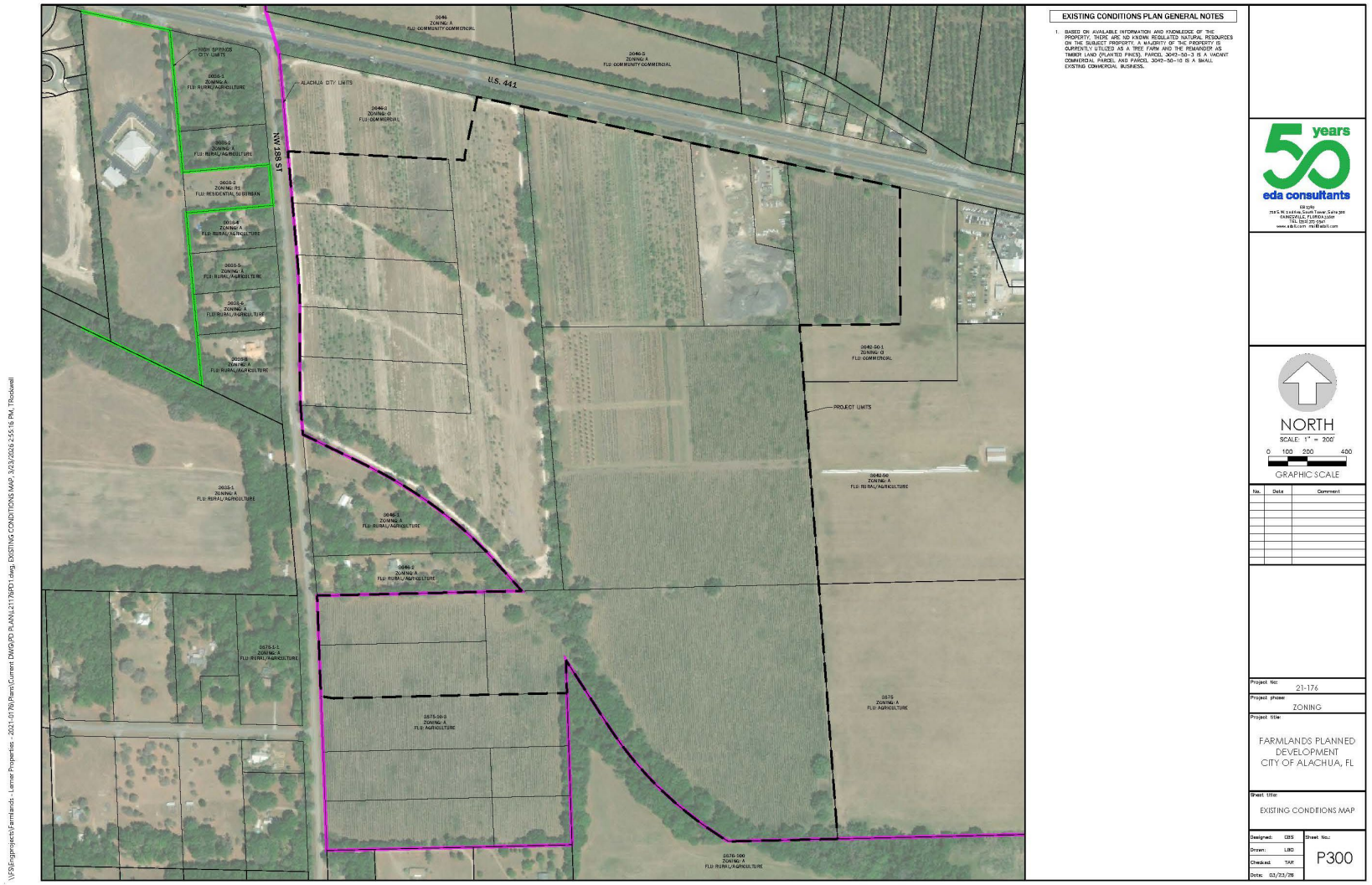
EXHIBIT "B"
EXECUTED/SIGNED PD ORDINANCE 26-XX
TO BE ADDED ONCE RECORDED

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
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 80'x80'
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
PROPOSED WASTE WATER SYSTEM
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.
NORTH
SCALE: 1" = 200'
GRAPHIC SCALE
eda consultants
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
P200



\\FS1\Projects\Farmlands - Lennar Properties - 2021-0176\Plans\Current DWG\PD PLANS\2176PD1.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.

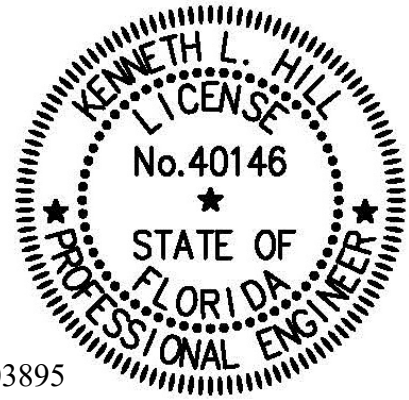
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies 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

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** **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. **Revise and Resubmit** **Comment on March 2026 Submittal** **Approved**
2	**Comment on March 2026 Submittal** A stationary generator shall be installed with the proposed lift station compliant with all applicable COA Standard Details. **Approved as noted.**

NO.	COMMENTS
3.	**Comment on March 2026 Submittal** In future submissions, engineer to distinguish between public and private utilities. **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. City suggests meeting with staff prior to resubmittal. **Revise and Resubmit**
	END OF COMMENTS

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

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)

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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

(Notary Stamp)

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:

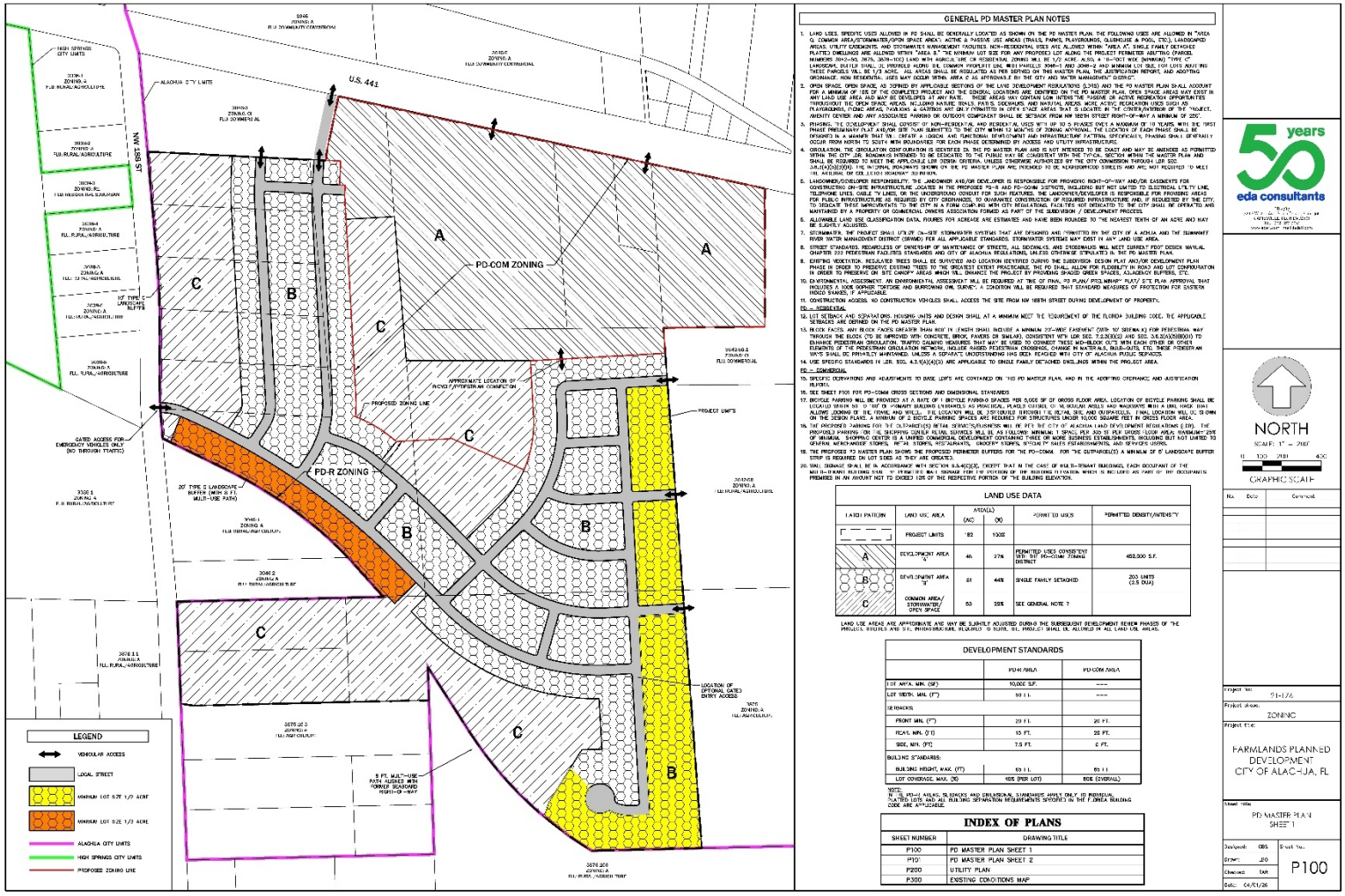
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE 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 26-10
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, 3038-100 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 3048-1 AND 3048-2 AND MINIMUM 1/3 SIZE 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 (LAND MAY BE DEVELOPED IN ANY PHASE). THESE AREAS MAY CONTAIN LOW INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND RECREATIONAL 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. 3.8.1(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, ALLACHUA 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 800' IN LENGTH SHALL INCLUDE A MINIMUM 20'-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. 3.8.2(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 BE LOCATED SO AS TO AVOID CONFLICTS WITH PEDESTRIAN AISLES AND WALKWAYS, AND SHALL NOT ALLOW PARKING OF THE FRAME AND WHEELS. THE EXACT AMOUNT WILL BE DETERMINED BY THE FINAL SITE AND DEVELOPMENT PLAN. 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 DETAILED RETAIL SERVICES/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 250 SF 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 PD-R (SFD/MFD) 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)(C), 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"	88	48%	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. WETLANDS AND SITE INFRASTRUCTURE, INCLUDING 10 SLOPE, ETC. 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)	90 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)	50 FT.	50 FT.
LOT COVERAGE, MAX. (%)	40% (PER LOT)	80% (OVERALL)

NOTE:
IN THE PD-R AREA, SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO PERIMETER LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

INDEX OF PLANS

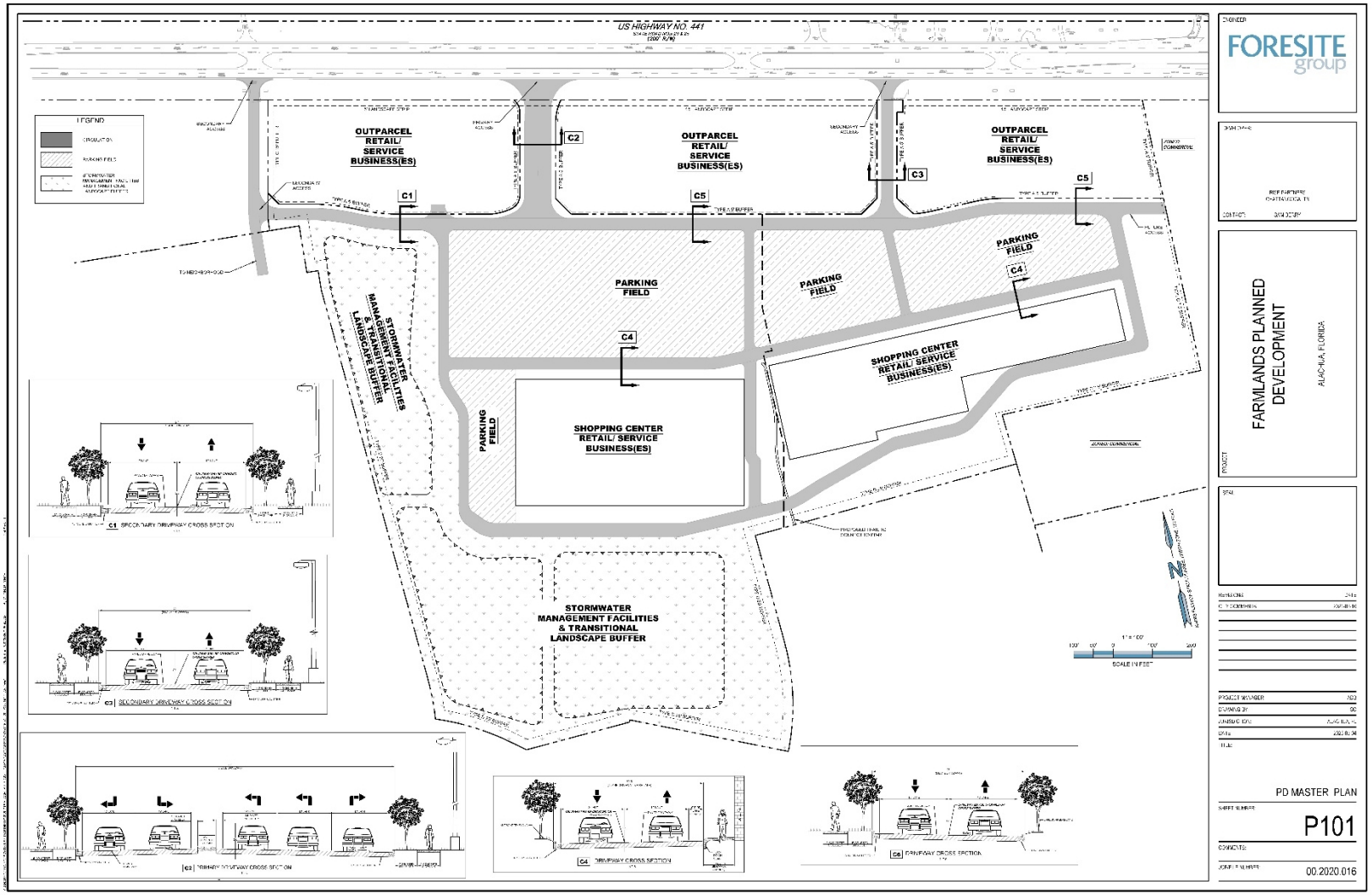
SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN SHEET 1
P101	PD MASTER PLAN SHEET 2
P200	UTILITY PLAN
P300	EXISTING CONDITIONS MAP

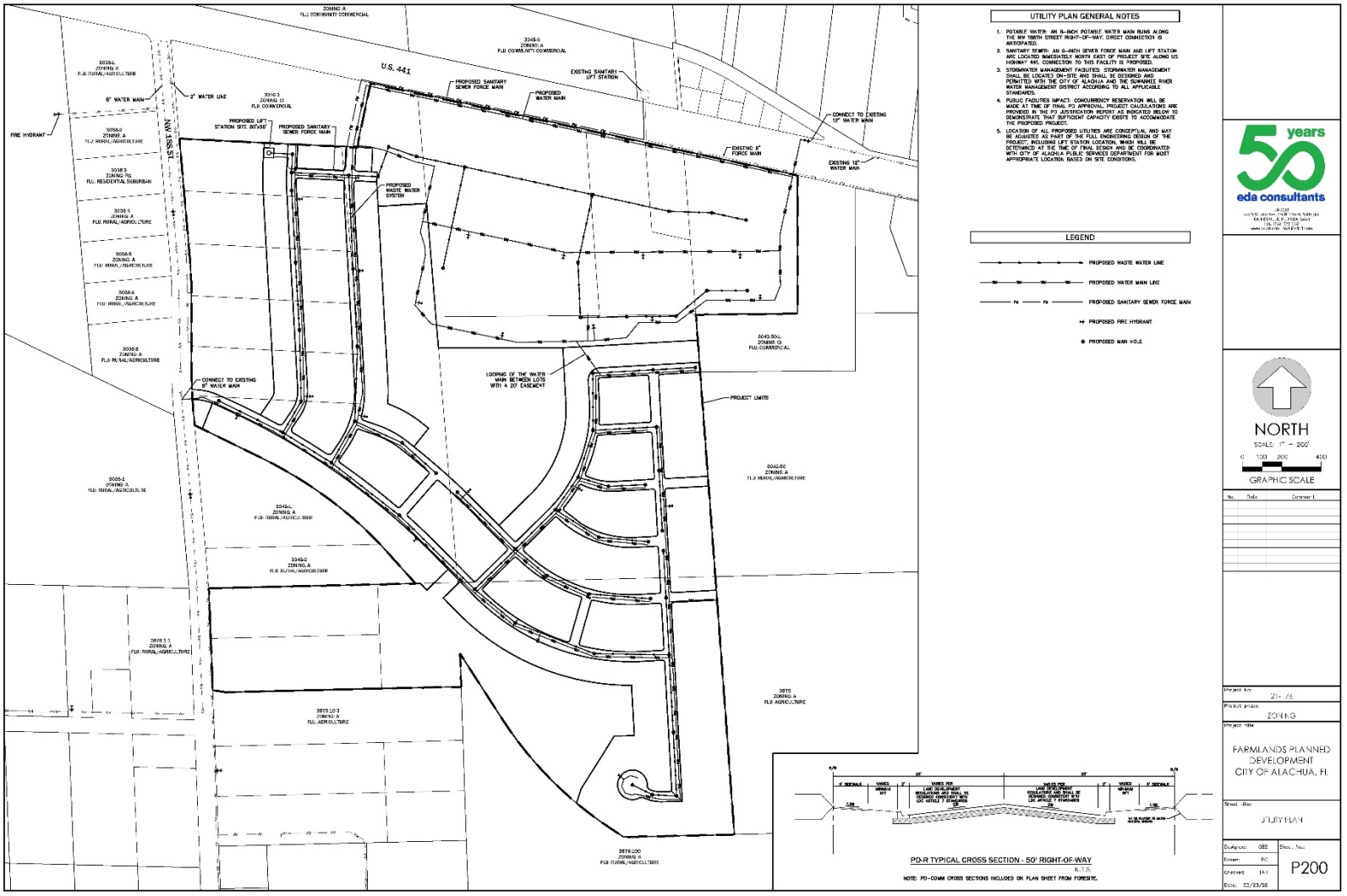
50 years eda consultants

NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

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: TAR
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
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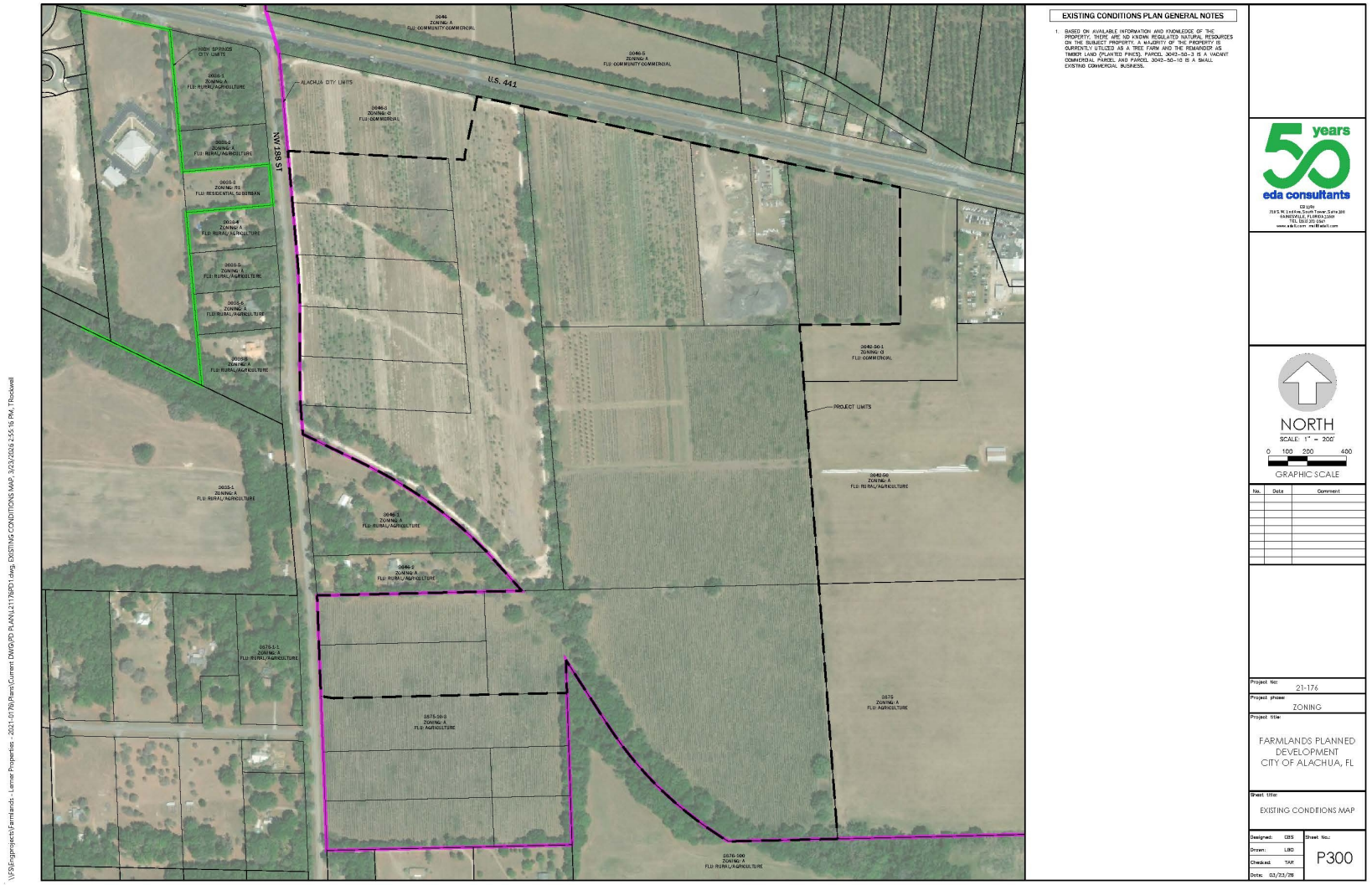
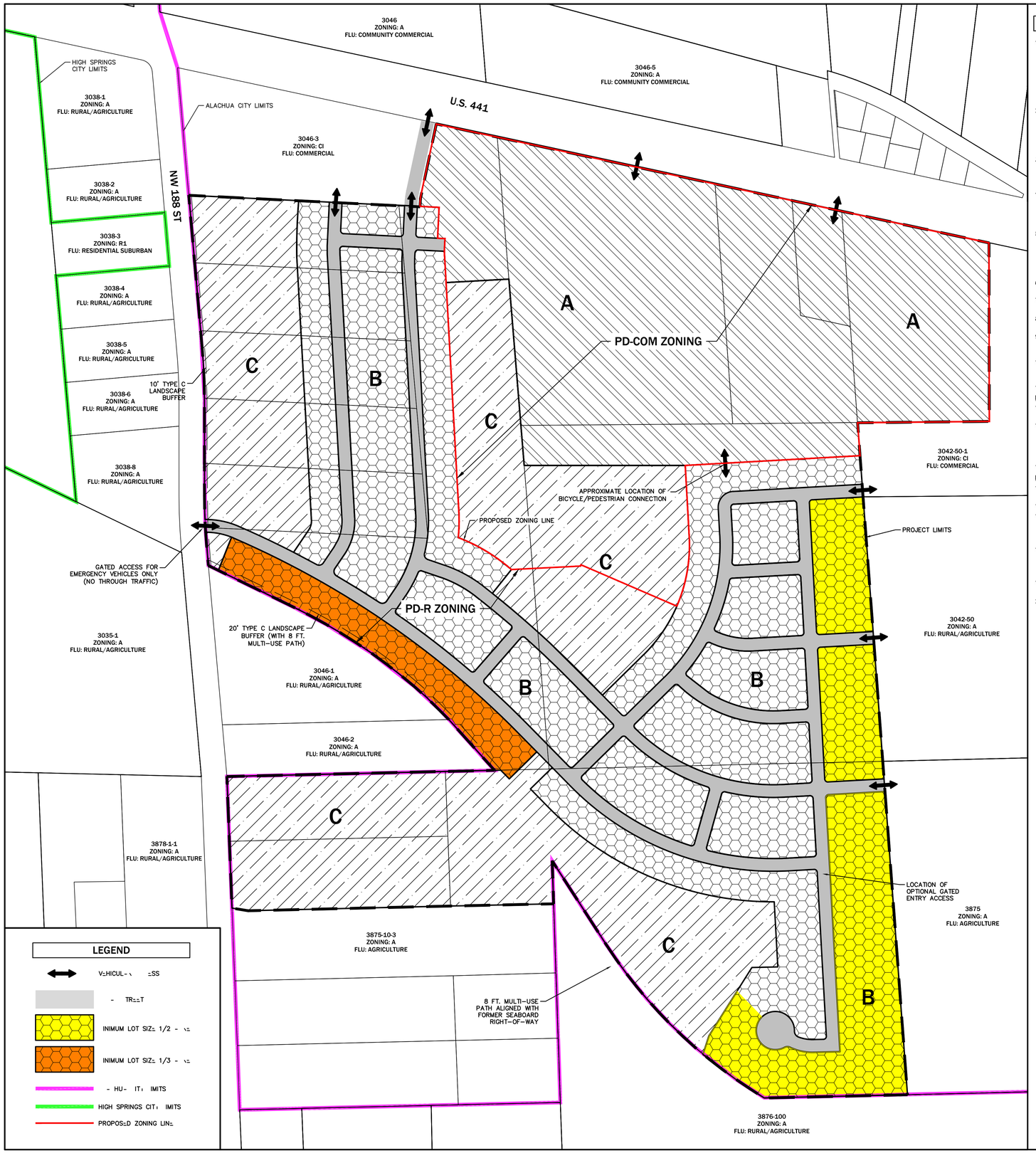
LEGEND
PROPOSED WASTE WATER LINE
PROPOSED WATER MAIN LINE
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED FIRE HYDRANT
PROPOSED MAN HOLE
U.S. 441
NW 188TH ST
PROPOSED SANITARY SEWER FORCE MAIN
EXISTING SANITARY LIFT STATION
PROPOSED WATER MAIN
CONNECT TO EXISTING 12" WATER MAIN
EXISTING 8" FORCE MAIN
EXISTING 12" WATER MAIN
PROPOSED WASTE WATER SYSTEM
LOOPING OF THE WATER MAIN BETWEEN LOTS WITH A 20' EASEMENT
CONNECT TO EXISTING 8" WATER MAIN
PROJECT LIMITS
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.
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
eda consultants
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
ZONING
P200



\\FS1\Projects\Farmlands - Lennar Properties - 2021-0176\Plans\Current DWG\PD PLANS\21176PD1.dwg, EXISTING CONDITIONS MAP, 3/23/2026 2:55:16 PM, TRockwell



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

H-TCH P-TT=RN	L =- -\=	-\=- ±) -		P=\ ITT= =	=\ ITT= = IT\/I T= IT
	\OJ=CT LIMITS	182	100%		
A	D=V=LOPM=NT - \=			=RMITT= = I T= T WITH TH= – I DISTRICT	.-.
B	D=V=LOPM=NT - \=-			INGL= - I \ =T- H=	IT . -
C	COMMON - \=-/ STORMW-T=R/ OP=N SP =	53	29%	S== G=N=\- T=	

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 - \=-. MIN. (S-	.-.	---
LOT WIDTH. MIN. (-T)	50 -T.	---
S=TB- KS:		
- \ONT MIN. (-T)	20 -T.	-T.
R=- \, MIN. (-T)	15 -T.	-T.
SID=, MIN. (-T)	7.5 -T.	-T.
BUILDING ST - \DS:		
BUILDING H=IGHT, M-X. (-T)	65 -T.	-T.
LOT COV=R =, M-X. (%)	40% (P=R LOT	=\-

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 M- T=R PL- H==T 1
P101	PD M- T=R PL- H==T 2
P200	UTILITY PL
	=XISTING CONDITIONS M-

50 years
eda consultants
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

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: PD MASTER PLAN SHEET 1
Designed: CBS
Drawn: LBO
Checked: TAR
Date: 04/01/26
Sheet No.: P100

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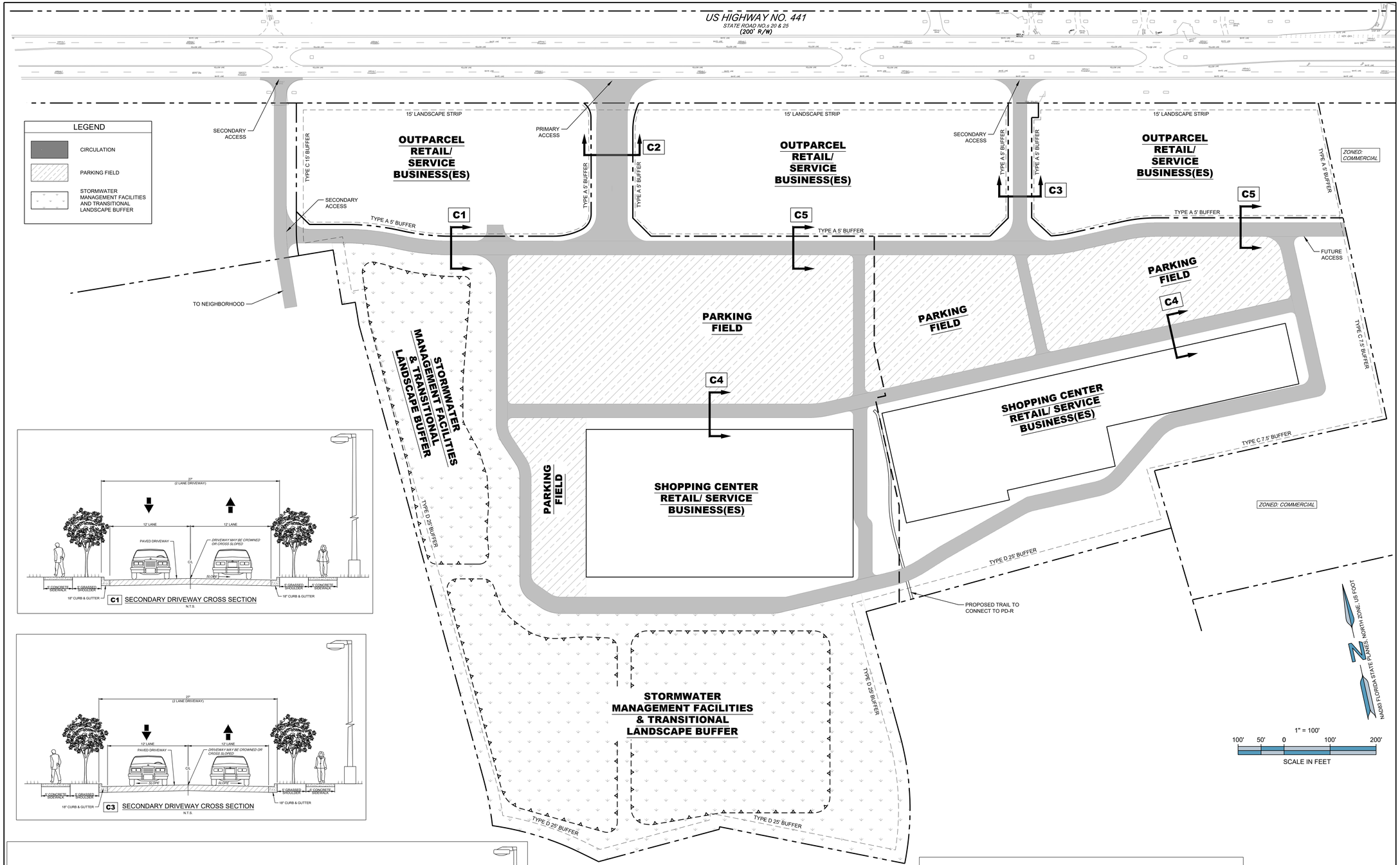
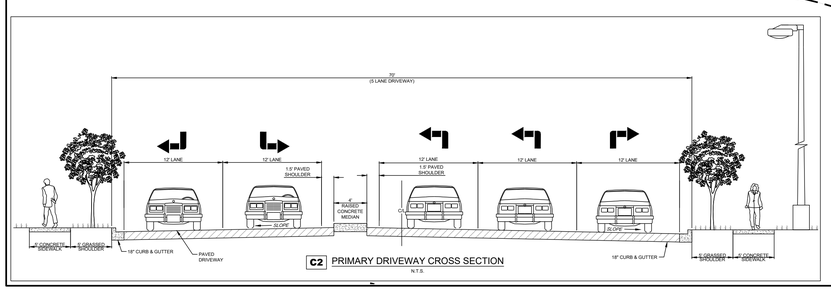


C1 SECONDARY DRIVEWAY CROSS SECTION
N.T.S.

C3 SECONDARY DRIVEWAY CROSS SECTION
N.T.S.



C2 PRIMARY DRIVEWAY CROSS SECTION
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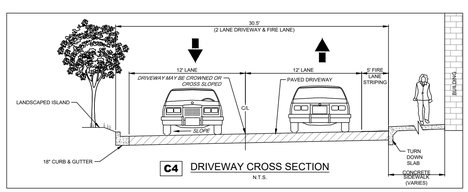

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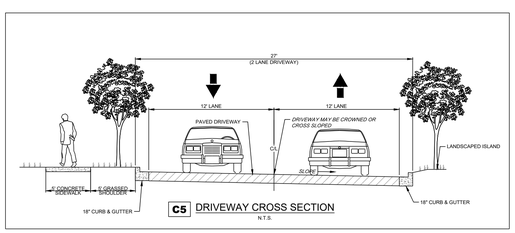

C5 DRIVEWAY CROSS SECTION
N.T.S.

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

Plot Date: 1:1
Plotted on: 10/5/2026 9:39:44 AM By: GUNNAR LYNCH
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\\FS\Engprojects\Farmlands - Lerner Properties - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, UTILITY PLAN, 3/23/2026 2:55:15 PM, TRockwell

3046
ZONING: A
FLU: COMMUNITY COMMERCIAL

3046-5
ZONING: A
FLU: COMMUNITY COMMERCIAL

3038-1
ZONING: A
FLU: RURAL/AGRICULTURE

U.S. 441

EXISTING SANITARY LIFT STATION

PROPOSED SANITARY SEWER FORCE MAIN

PROPOSED WATER MAIN

8" WATER MAIN

2" WATER LINE

3046-3
ZONING: CI
FLU: COMMERCIAL

CONNECT TO EXISTING 12" WATER MAIN

FIRE HYDRANT

PROPOSED LIFT STATION SITE 50'x50'

PROPOSED SANITARY SEWER FORCE MAIN

EXISTING 8" FORCE MAIN

EXISTING 12" WATER MAIN

3038-2
ZONING: A
FLU: RURAL/AGRICULTURE

NW 188 ST

3038-3
ZONING: R1
FLU: RESIDENTIAL SUBURBAN

PROPOSED WASTE WATER SYSTEM

3038-4
ZONING: A
FLU: RURAL/AGRICULTURE

3038-5
ZONING: A
FLU: RURAL/AGRICULTURE

3038-6
ZONING: A
FLU: RURAL/AGRICULTURE

3042-50-1
ZONING: CI
FLU: COMMERCIAL

3038-8
ZONING: A
FLU: RURAL/AGRICULTURE

CONNECT TO EXISTING 8" WATER MAIN

LOOPING OF THE WATER MAIN BETWEEN LOTS WITH A 20' EASEMENT

PROJECT LIMITS

3042-50
ZONING: A
FLU: RURAL/AGRICULTURE

3035-1
ZONING: A
FLU: RURAL/AGRICULTURE

3046-1
ZONING: A
FLU: RURAL/AGRICULTURE

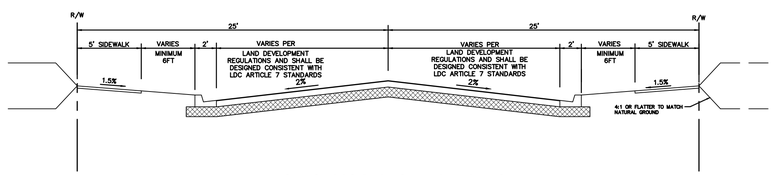
3046-2
ZONING: A
FLU: RURAL/AGRICULTURE

3878-1-1
ZONING: A
FLU: RURAL/AGRICULTURE

3875
ZONING: A
FLU: AGRICULTURE

3875-10-3
ZONING: A
FLU: AGRICULTURE

3876-100
ZONING: A
FLU: RURAL/AGRICULTURE



PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.

NOTE: PD-COMM CROSS SECTIONS INCLUDED ON PLAN SHEET FROM FORESITE.

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

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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: UTILITY PLAN

Designed:	CBS
Drawn:	LBO
Checked:	TAR
Date:	03/23/26

Sheet No.: P200

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.

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NORTH
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0 100 200 400
GRAPHIC SCALE

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Project No: 21-176
Project phase: ZONING
Project title: 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

\\FS\Engprojects\Farmlands - Lerner Properties - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, EXISTING CONDITIONS MAP, 3/23/2026 2:55:16 PM, TRockwell

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: _____
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Review Type: P&Z; CC

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

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1. Project Name: Farmlands Planned Development
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6. Existing Zoning Designation: CI, CC & PD-R
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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
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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.

	Gerry Dedenbach
Signature of Applicant	Signature of Co-applicant
	Gerry Dedenbach
Typed or printed name and title of applicant	Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 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

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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

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Address of Subject Property: 16530 NW US Highway 441

Parcel ID Number(s): 03042-050-010

Acreage: 2 (+/-)

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Name: MARK SINGLETON Title: OWNER.

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Mailing Address: 16530 NW US Highway 441

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: N/A e-mail: _____

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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

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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

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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

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

NOTARY SEAL

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

Signature of Notary Public, State of FLORIDA

City of ALACHUA

THE GOOD LIFE COMMUNITY

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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 ## 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

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: _____

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

By: _____
ERIC J. PARKER, President

Witness Name: CARL L JOHNSON

Witness Name: Sharon M Tye

(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: Greg Gaylord
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

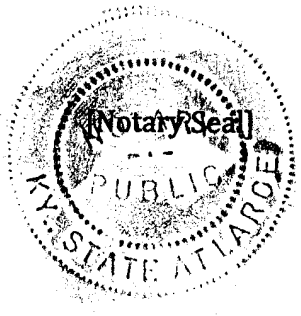
Gregory S. Gerard

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 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. (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)

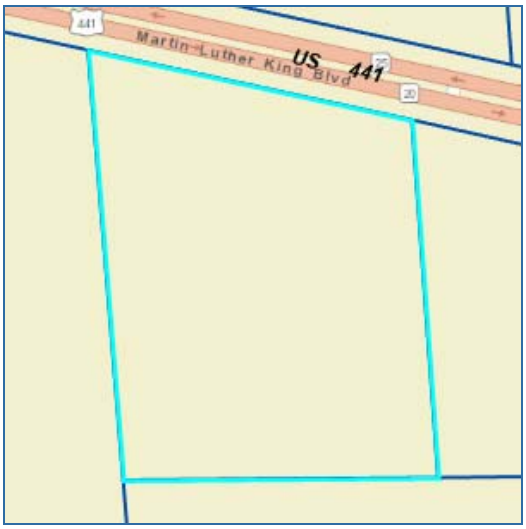
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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)

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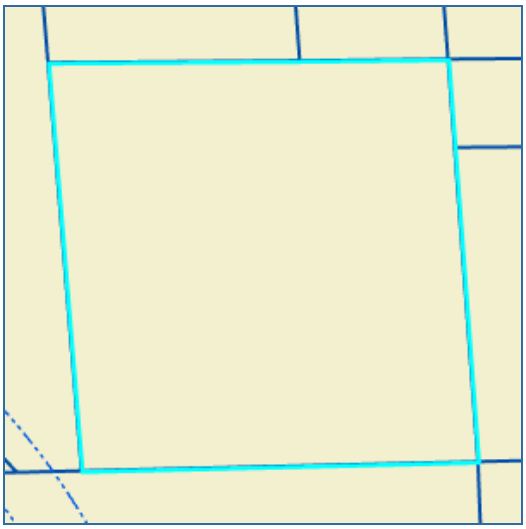
Permits

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



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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 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. (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

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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

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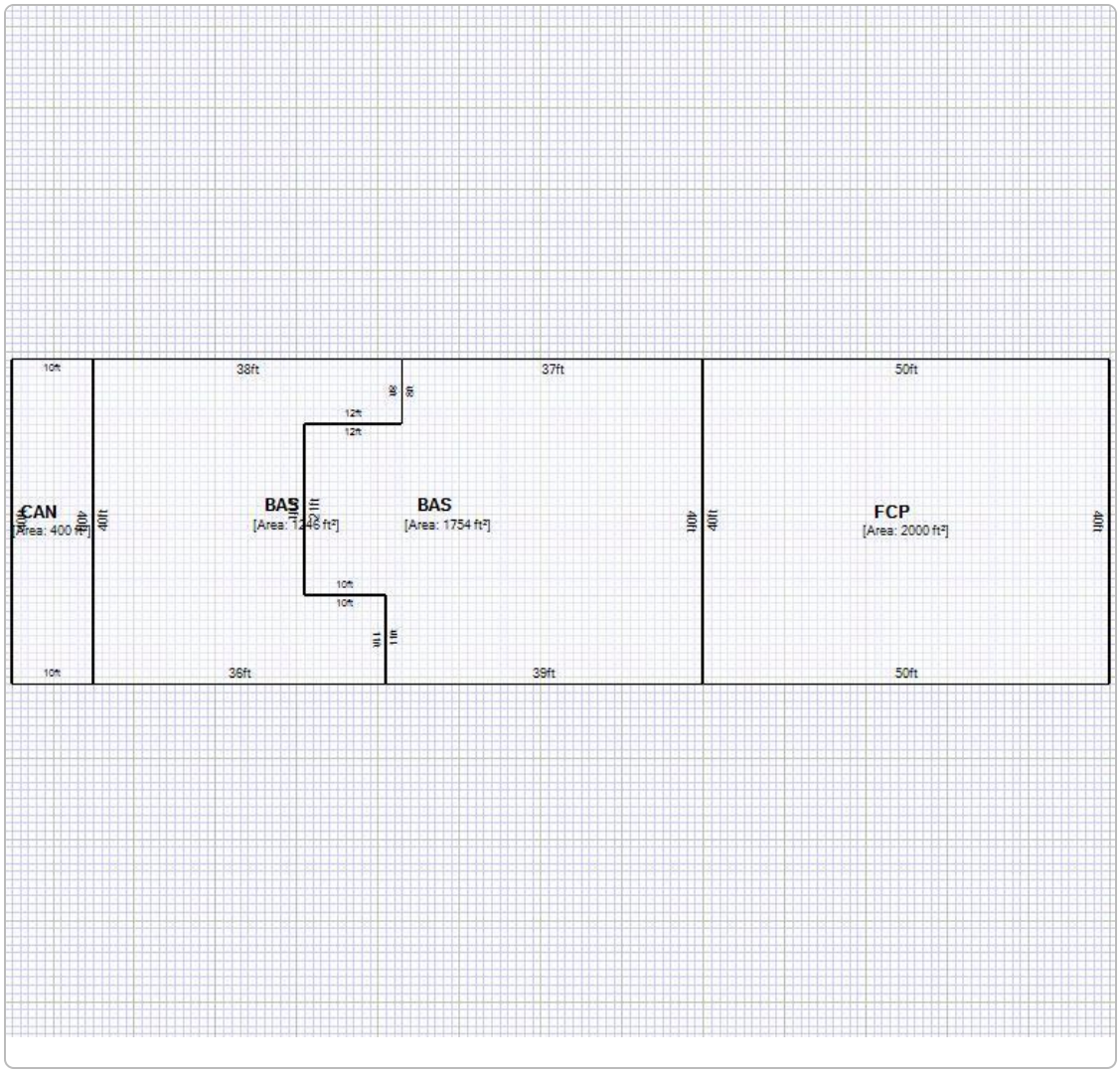
Sketches



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

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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

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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)

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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

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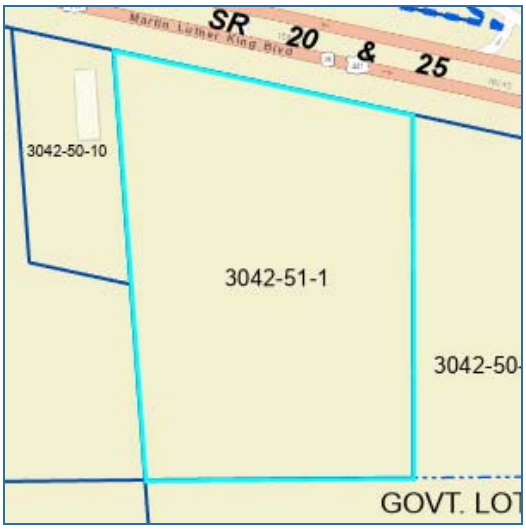
Map



Photos

Print Photos

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Storm / Calamity Damage Form

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Sign up for Title Alert

Parcel Summary

Parcel ID	03046-003-000
Prop ID	12617
Location Address	16650 NW US HWY 441 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)

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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

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Map

Photos

Print 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	03046-003-001
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

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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

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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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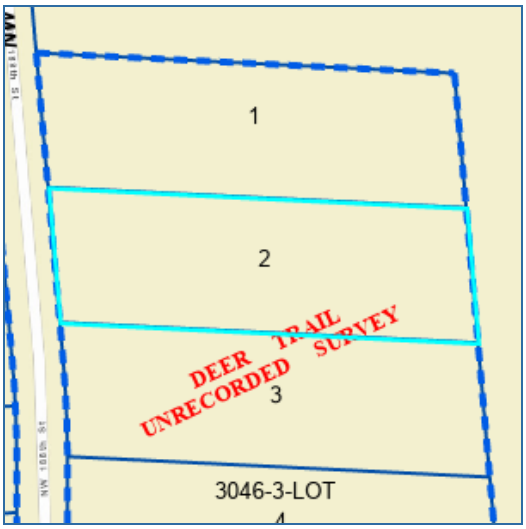
Map



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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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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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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

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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

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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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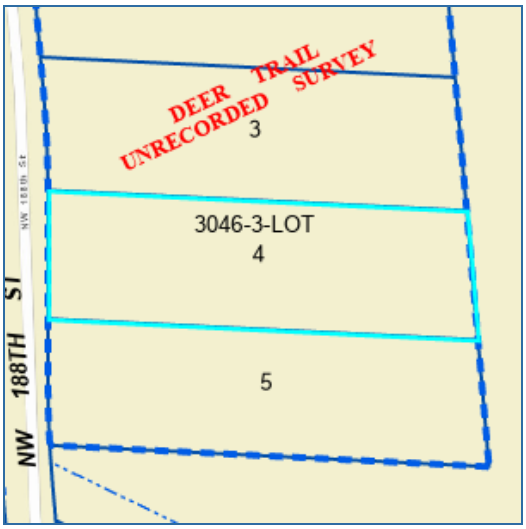
Map



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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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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

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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)

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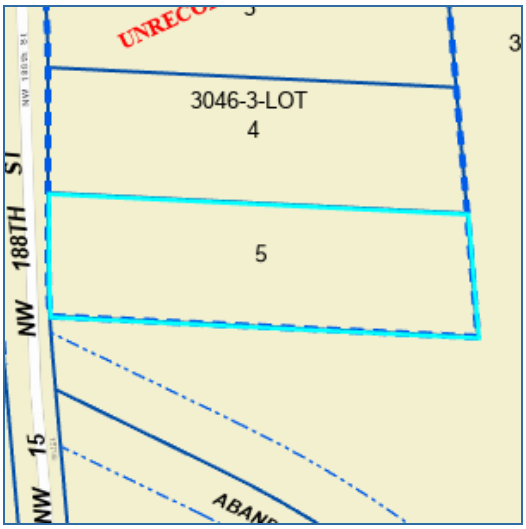
Map



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Storm / Calamity Damage Form

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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

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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	$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)

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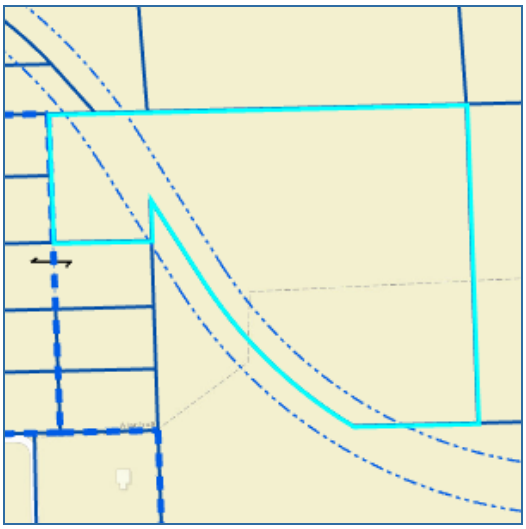
Map



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)

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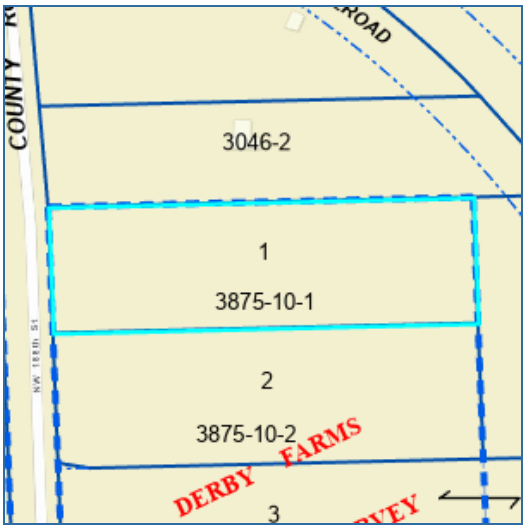
Map



Photos

Print Photos

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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)

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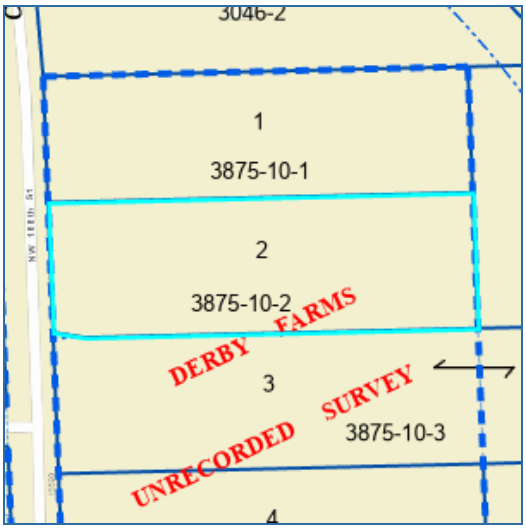
Map



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	
02/09/2024 -- ANNUAL REPORT	
01/25/2023 -- ANNUAL REPORT	
01/28/2022 -- ANNUAL REPORT	
01/14/2021 -- ANNUAL REPORT	
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	
01/31/2024 -- ANNUAL REPORT	
07/20/2023 -- AMENDED ANNUAL REPORT	
02/09/2023 -- ANNUAL REPORT	
09/12/2022 -- AMENDED ANNUAL REPORT	
01/22/2022 -- ANNUAL REPORT	
01/18/2021 -- ANNUAL REPORT	
08/31/2020 -- AMENDED ANNUAL REPORT	
08/04/2020 -- AMENDED ANNUAL REPORT	
06/04/2020 -- ANNUAL REPORT	
04/02/2019 -- ANNUAL REPORT	
03/05/2018 -- ANNUAL REPORT	
01/16/2017 -- ANNUAL REPORT	
03/22/2016 -- ANNUAL REPORT	
02/05/2015 -- ANNUAL REPORT	
03/19/2014 -- ANNUAL REPORT	
04/02/2013 -- ANNUAL REPORT	
02/06/2012 -- ANNUAL REPORT	
01/11/2011 -- REINSTATEMENT	
04/09/2009 -- ANNUAL REPORT	
04/23/2008 -- ANNUAL REPORT	
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	
01/30/2024 -- ANNUAL REPORT	
02/27/2023 -- ANNUAL REPORT	
01/30/2022 -- ANNUAL REPORT	
03/22/2021 -- ANNUAL REPORT	
05/14/2020 -- ANNUAL REPORT	
04/09/2019 -- ANNUAL REPORT	
02/09/2018 -- ANNUAL REPORT	
02/17/2017 -- ANNUAL REPORT	
02/10/2016 -- ANNUAL REPORT	
01/15/2015 -- ANNUAL REPORT	
02/26/2014 -- ANNUAL REPORT	
04/16/2013 -- ANNUAL REPORT	
01/06/2012 -- ANNUAL REPORT	
05/18/2011 -- ANNUAL REPORT	
04/27/2010 -- ANNUAL REPORT	
09/10/2009 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- Florida Limited Liability	View image in PDF format

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	
02/09/2024 -- ANNUAL REPORT	
01/25/2023 -- ANNUAL REPORT	
01/25/2022 -- ANNUAL REPORT	
01/14/2021 -- ANNUAL REPORT	
01/13/2020 -- ANNUAL REPORT	
07/12/2019 -- Florida Limited Liability	

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

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 #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

_____		Print (PDF)
_____		Print (PDF)
_____		Print (PDF)
2022 Annual Bill	$0.00	Print (PDF)
2021 Annual Bill	$0.00	Print (PDF)
2020 Annual Bill	$0.00	

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)

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Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

	Print (PDF)
Certificate #533	
	Paid $10,102.20
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)
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 050 010

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

2024 Installment Bill #1	$0.00 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)
	$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 050 005

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	$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	
2016 Annual Bill	$0.00 Print (PDF)
Refund	
	Paid $238.07
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 050 003

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

Certificate #586

Paid $9,984.8

2023

2023 Annual Bill $0.00

	Print (PDF)
Certificate #533	
	Paid $10,102.20
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)
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 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

[redacted]		[redacted]
[redacted]		[redacted]
[redacted]		[redacted]
2022 Annual Bill	$0.00	Print (PDF)
2021 Annual Bill	$0.00	Print (PDF)
2020 Annual Bill	$0.00	Print (PDF)

	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 003 000

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

_____		Print (PDF)
_____		Print (PDF)
_____		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 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

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

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 003 002

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

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 003 003

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

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 003 004

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

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 #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 Print (PDF)

	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 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**.

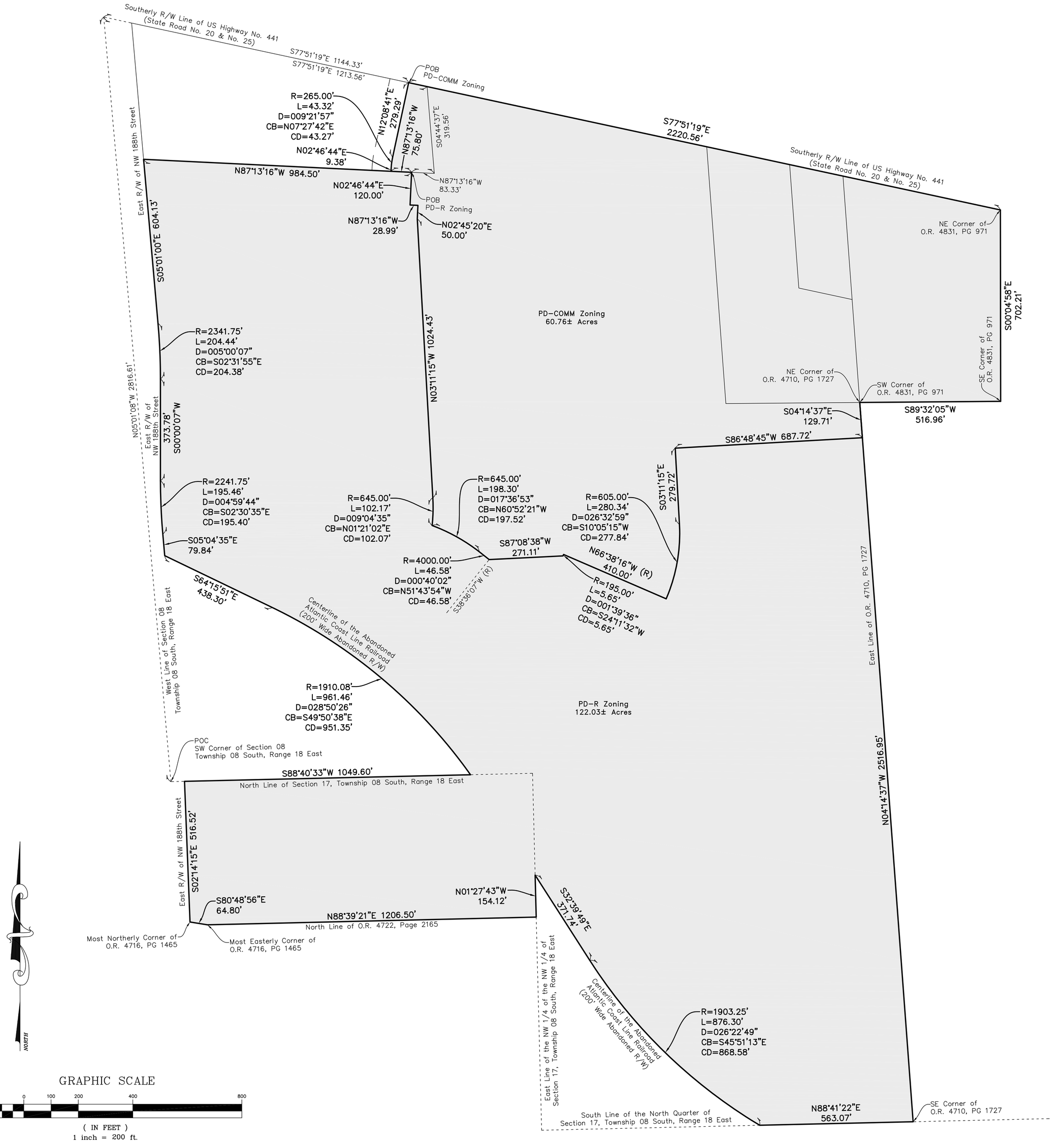
Account History

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)

	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)
2012 Annual Bill ⓘ	$0.00 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.

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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 SCHERHOLM	18525 N.W 153rd PL	786-691-5769	
Robin Hammersmith	14617 NW 199th Pl	—	
M/M Conrad	19111 NW 156th	521-386-5745	denise1fl@gmail.com
Rodney Gillespie	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 3127	sjlang@windstream.net
Tamara Robbins	PO Box 2317 Alachua		
KRIS LAWRENCE	18818 NW 156 Ave	904 260-6393	66lafitte@gmail.com
* Barbara Cloud-Workman	1943 rd. 21.	Alachua 32615	
Bryan Thomas	6814 NW 37 Dr. 32653	352 316 6552	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

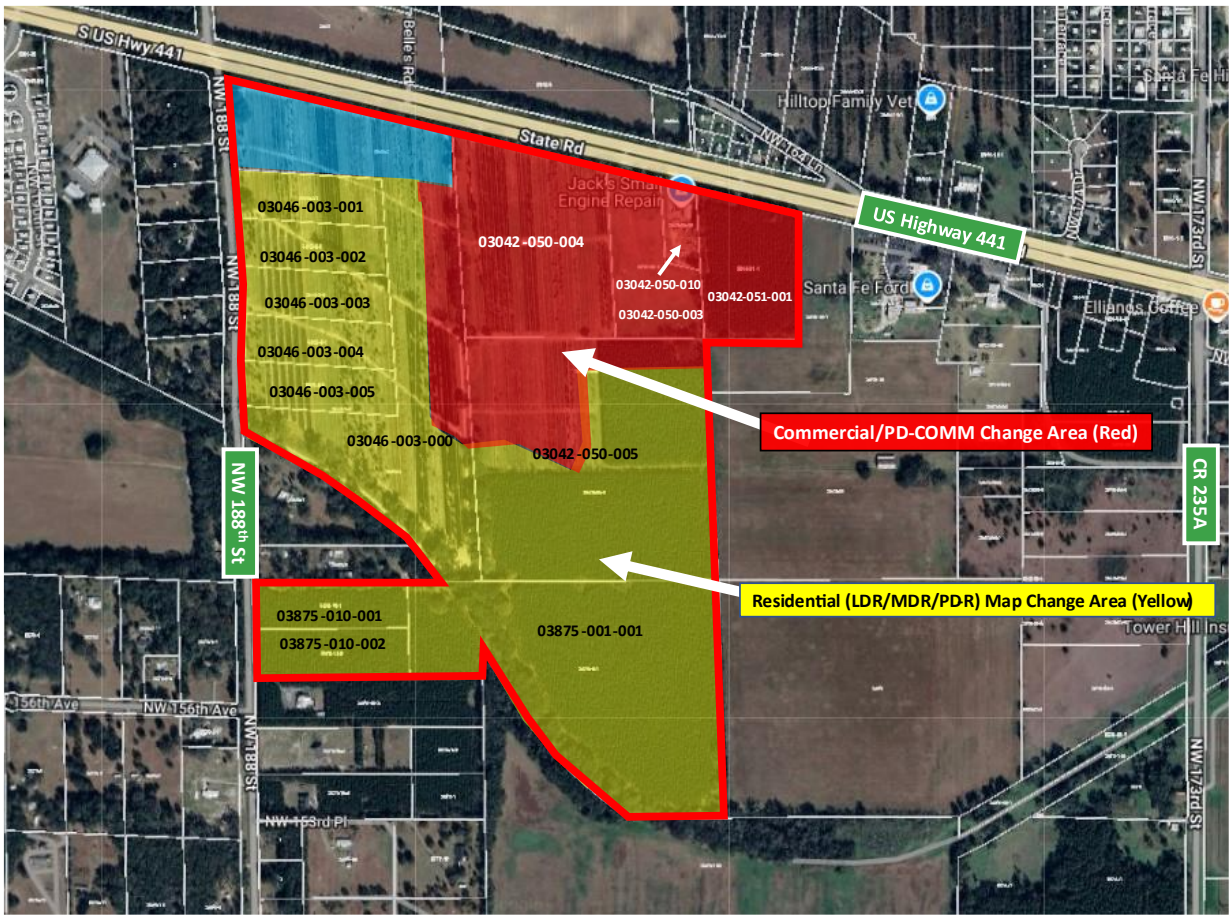
Date: Wednesday, October 22, 2025

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

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

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PO Box 2317
Alachua, FL 32616

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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.

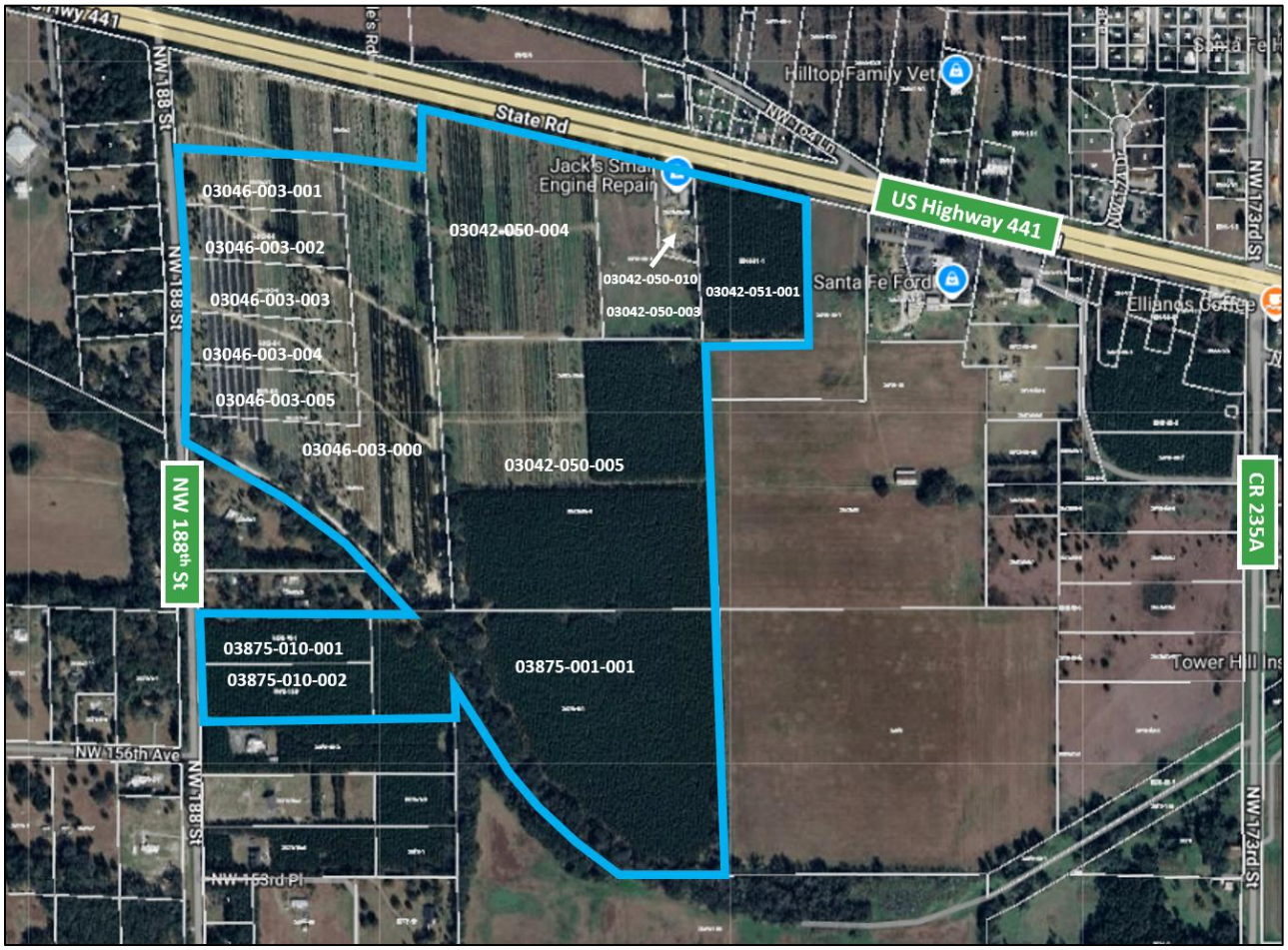
Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size. These requirements are not proposed to change from the approved zoning.

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

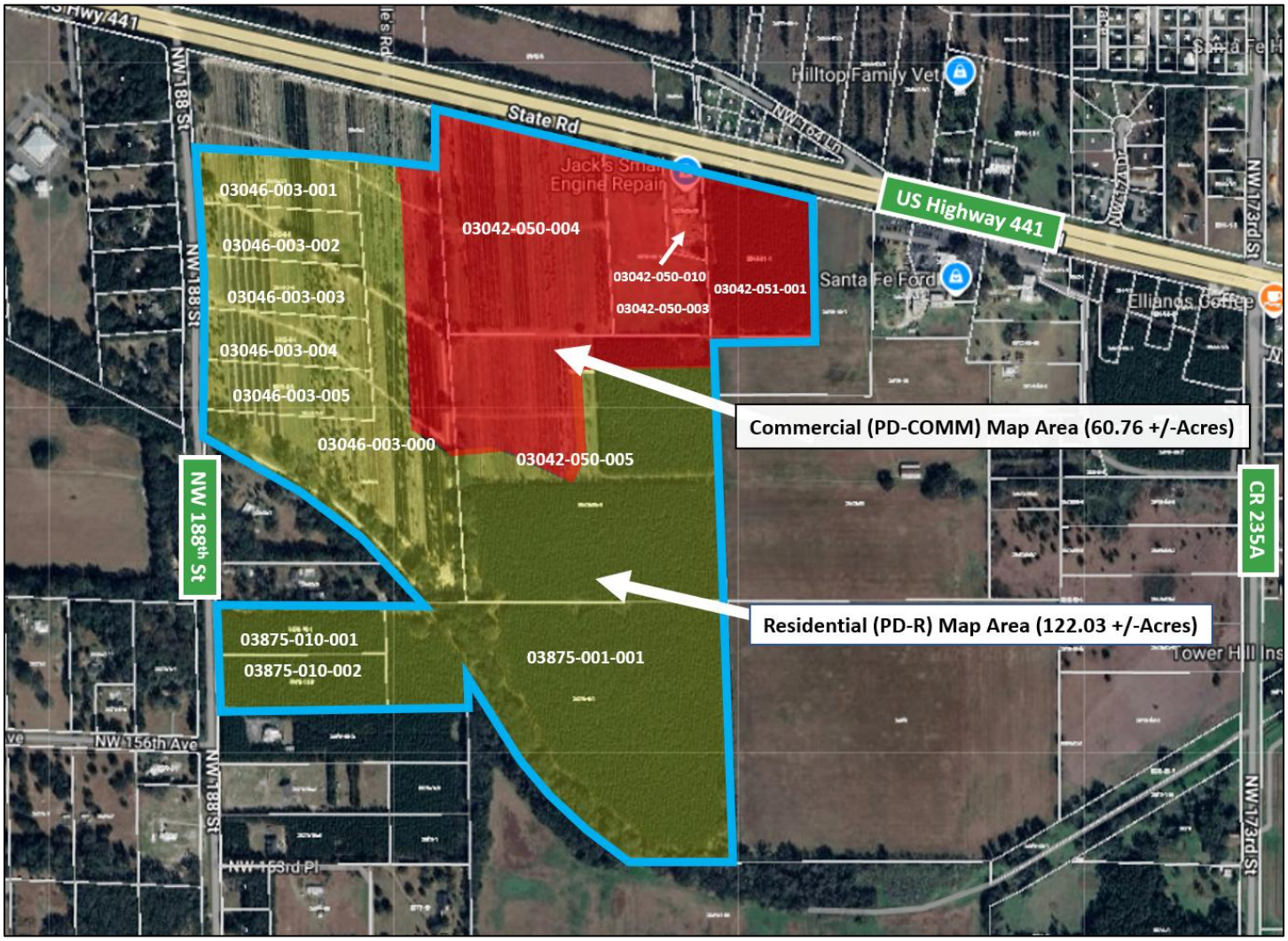


Request:	A proposed rezoning from Community Commercial and Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) and amendments to an existing Planned Development-Residential (PD-R) zoning district.
Location:	16400 to 18800 blocks of US Highway 441
Parcel Numbers:	03046-003-000, 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 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] 15 DUA[2]	597,861 SF 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**

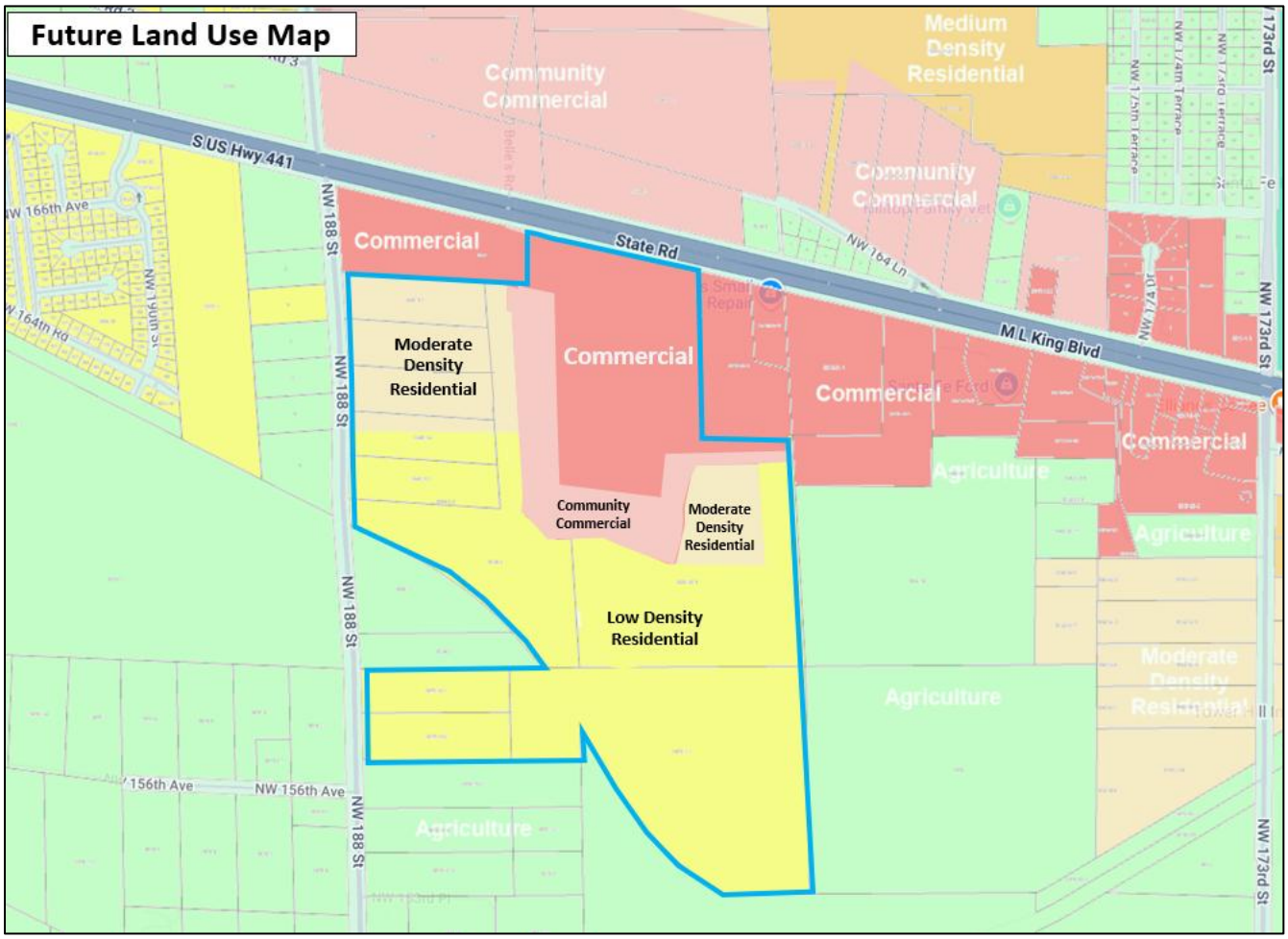
[1] *FAR per Comprehensive Plan*
[2] *DUA allowed per LDR Table 5.1-4*
[3] *FAR per proposed PD-COMM zoning for Site*

Net Change

Non-Residential	**-147,861 SF**	Residential	**-483 Units**

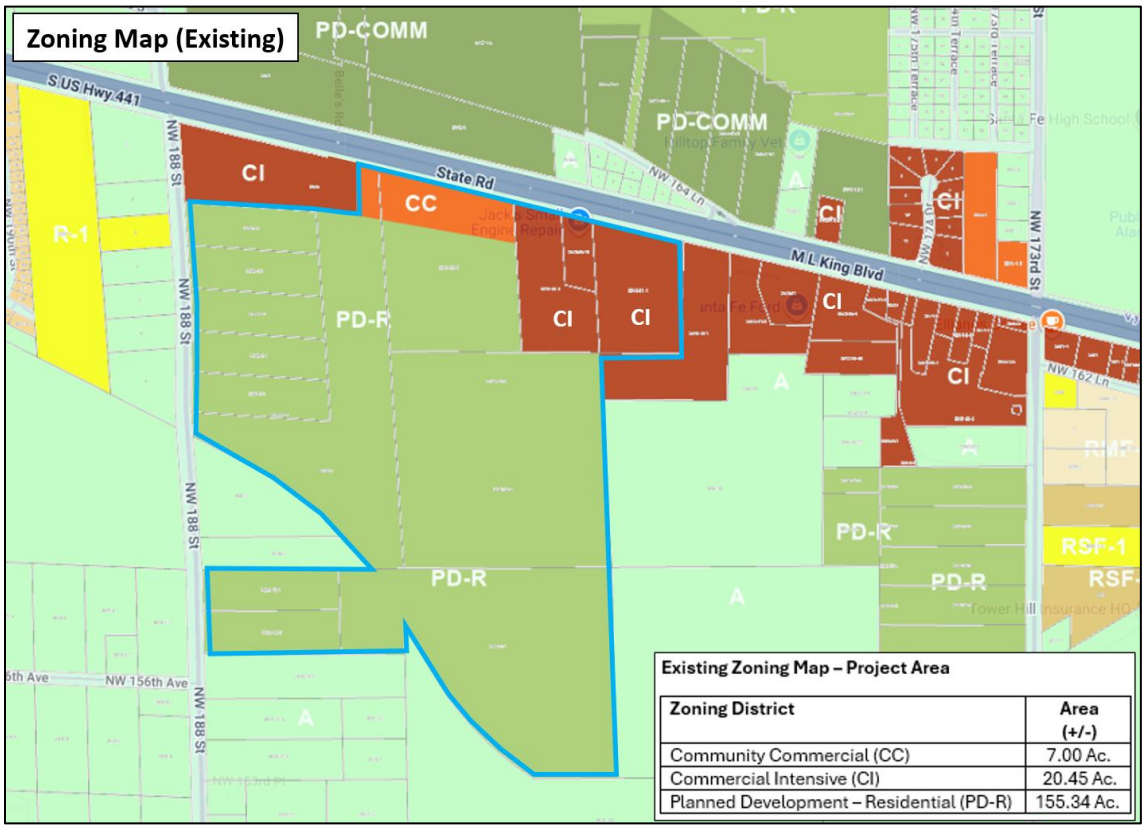
The proposed rezoning will result in zoning districts that are compatible with the underlying Future Land Use map designations of Commercial, Community Commercial, Medium Density Residential and Low Density Residential.

The Future Land Use Map (including proposed FLUM amendments) for the project site and surrounding area is illustrated below:



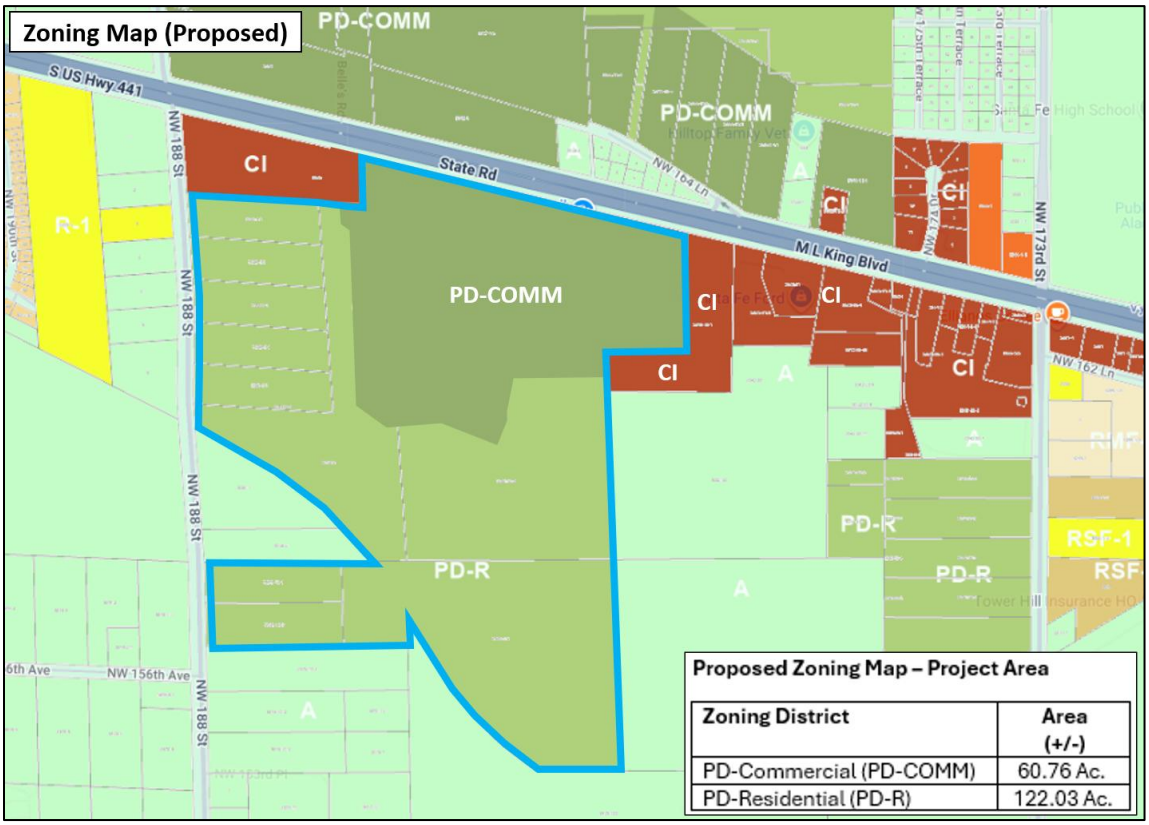
The subject parcel has Commercial, Community Commercial, Moderate and Low Density Residential future land use designations (with amendments proposed concurrently and consistent with the rezoning request) and is bounded by a mix of commercial and residential designations, including to the north and portions 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

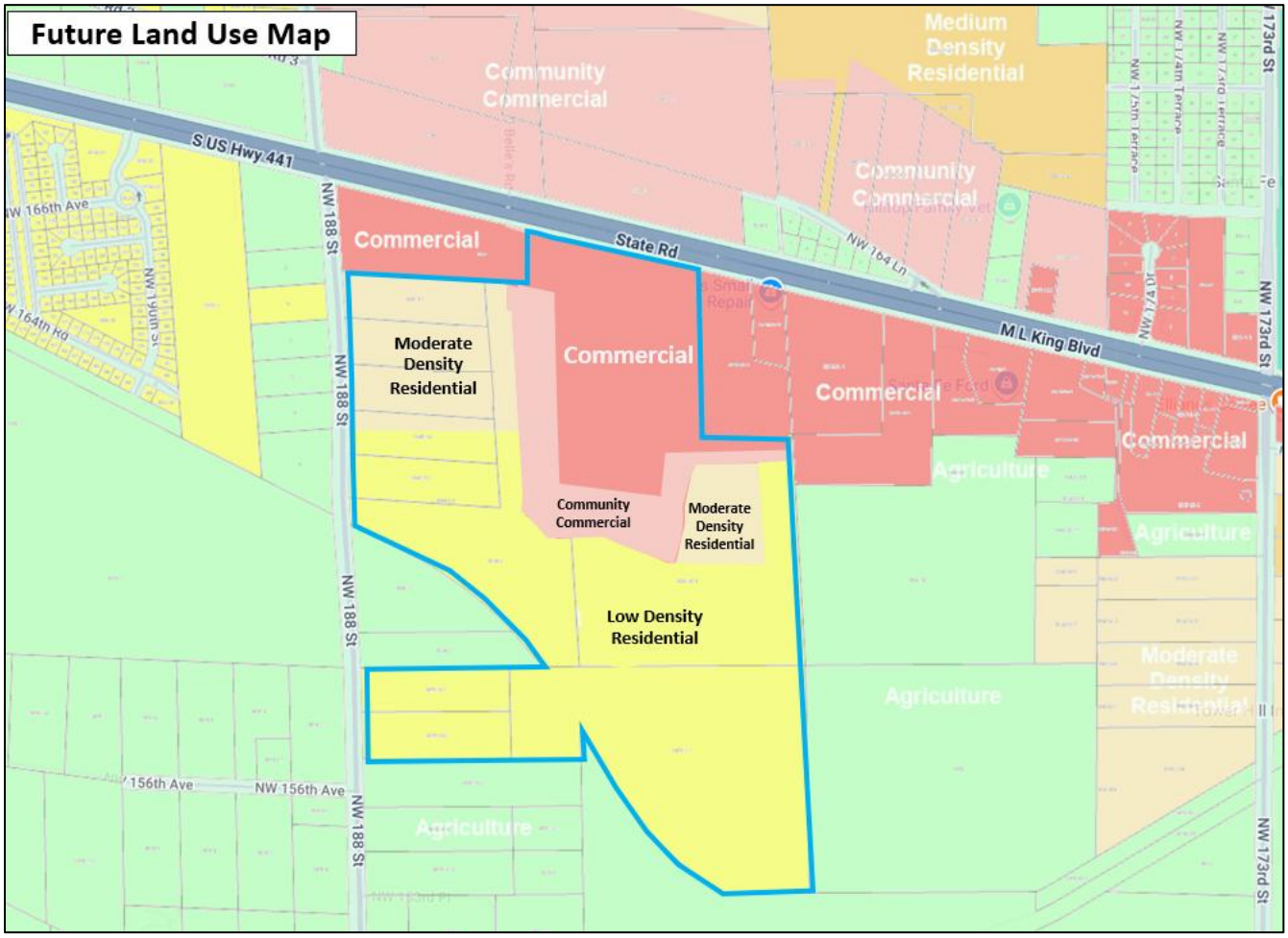
Zoning District	Area (+/-)
Community Commercial (CC)	7.00 Ac.
Commercial Intensive (CI)	20.45 Ac.
Planned Development – Residential (PD-R)	155.34 Ac.



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

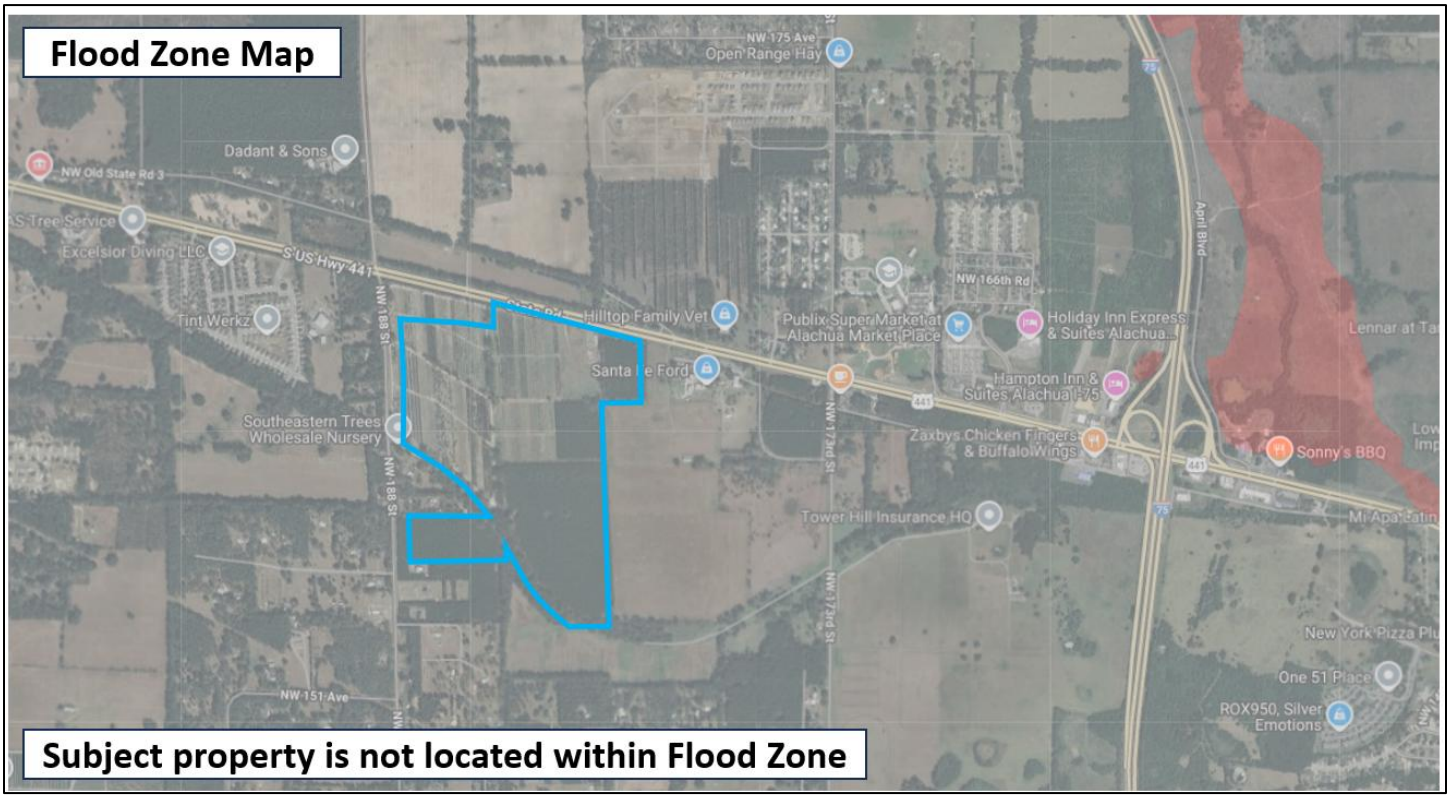
proposed zoning districts are appropriate due to their location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types that are compatible in nature. In addition, the property is served by all necessary public facilities to serve future 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.

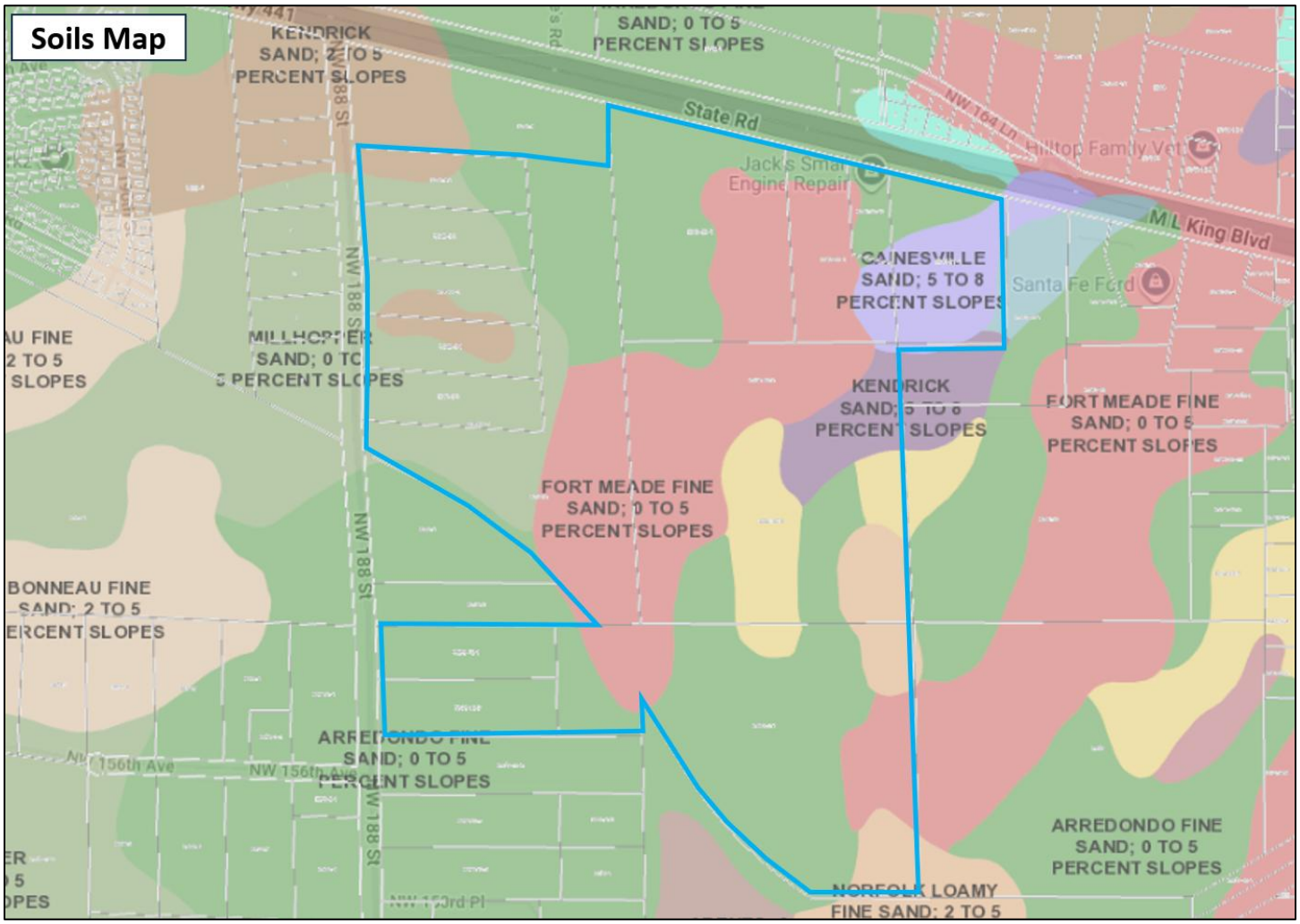
Millhopper Sand, 0 to 5 percent slopes consist of nearly level to sloping, moderately well drained soils in broad areas of gently rolling uplands and is slightly convex areas of the flatwoods. Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.

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.

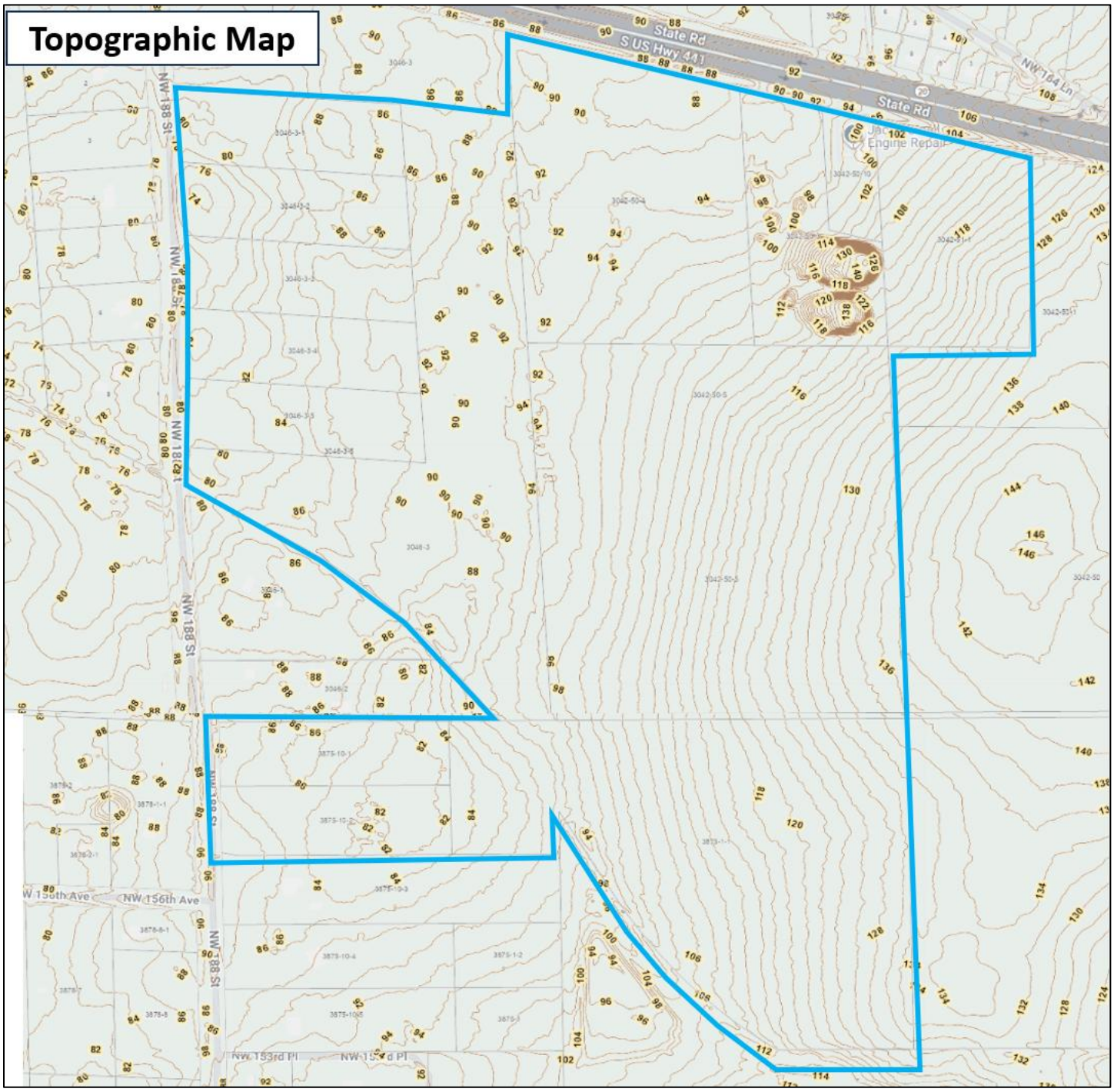
Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.

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.

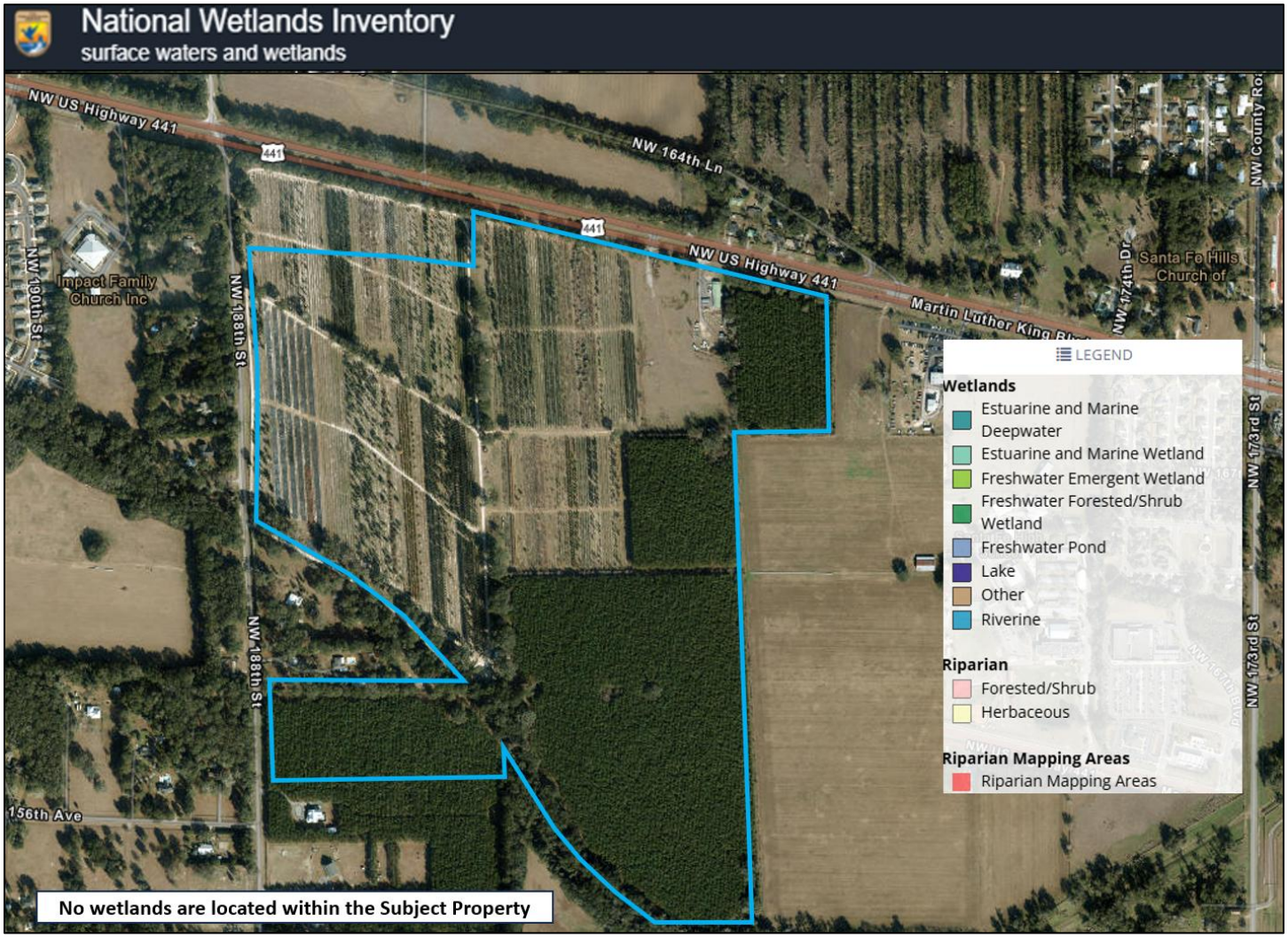


Wellfield Protection Zone:

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:

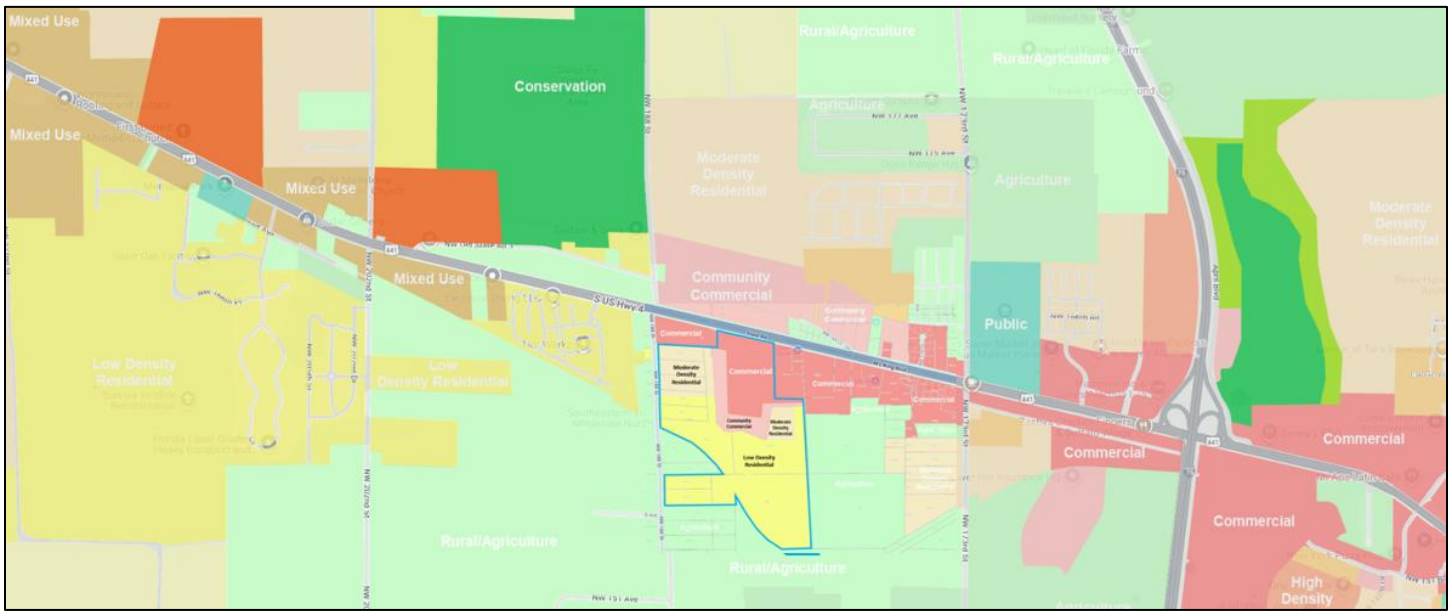
The figure below illustrates that there are no wetlands located on the subject property, according to the National Wetlands Inventory (NWI) map below:



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) 15 DUA(2)	597,861 SF 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) 15 DUA(2)	597,861 SF 411 Units
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Proposed Zoning Map

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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:

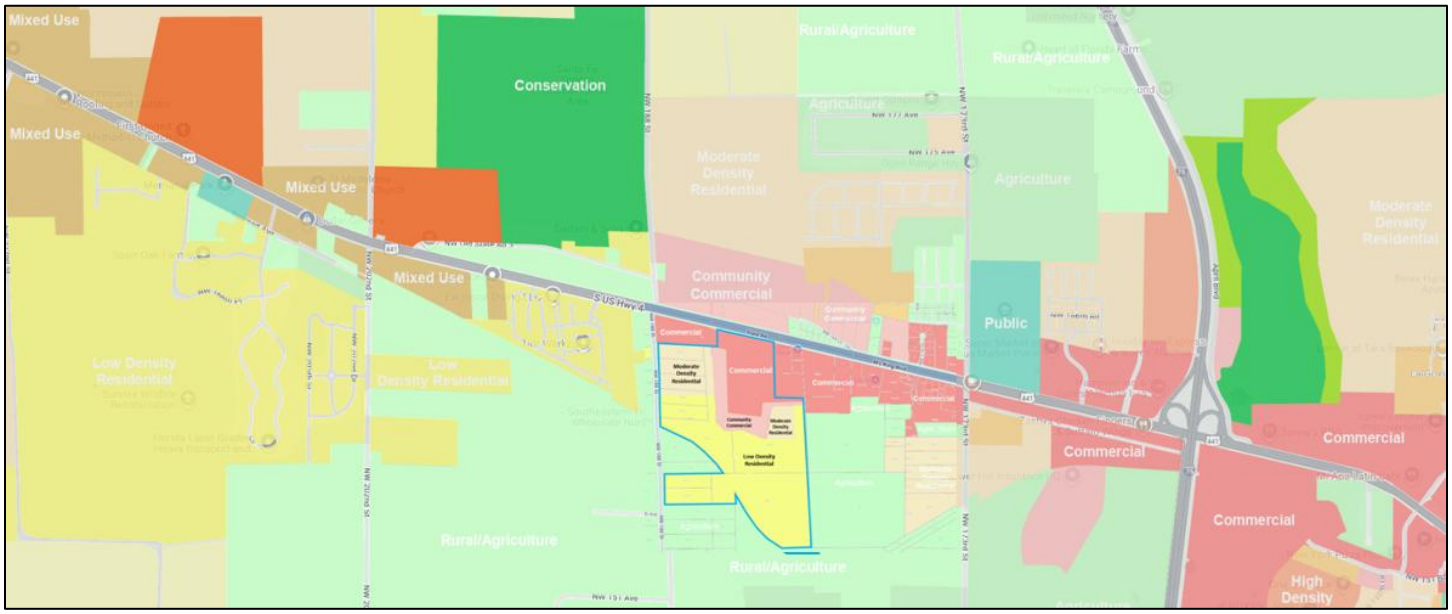
North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

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:

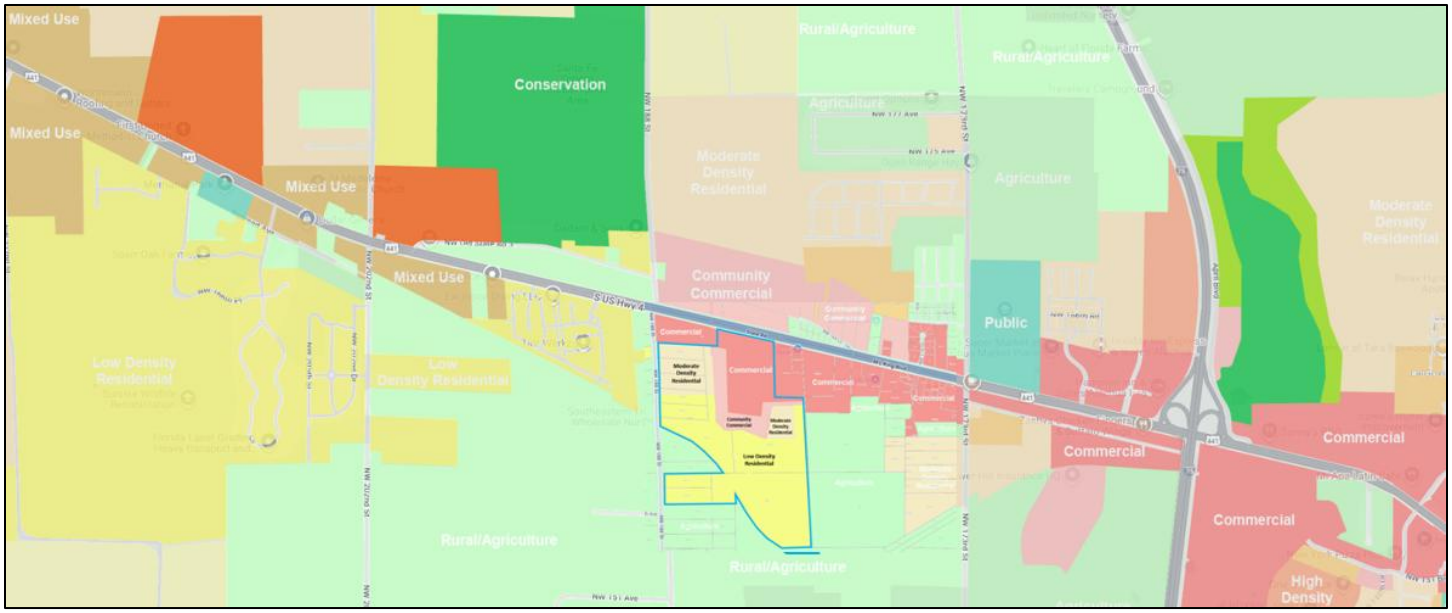
North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

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 188th Street
- Access B - Full median opening site access, located approximately 1,915 FT east of NW 188th 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 164th 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) 15 DUA (2)	597,861 SF 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.**

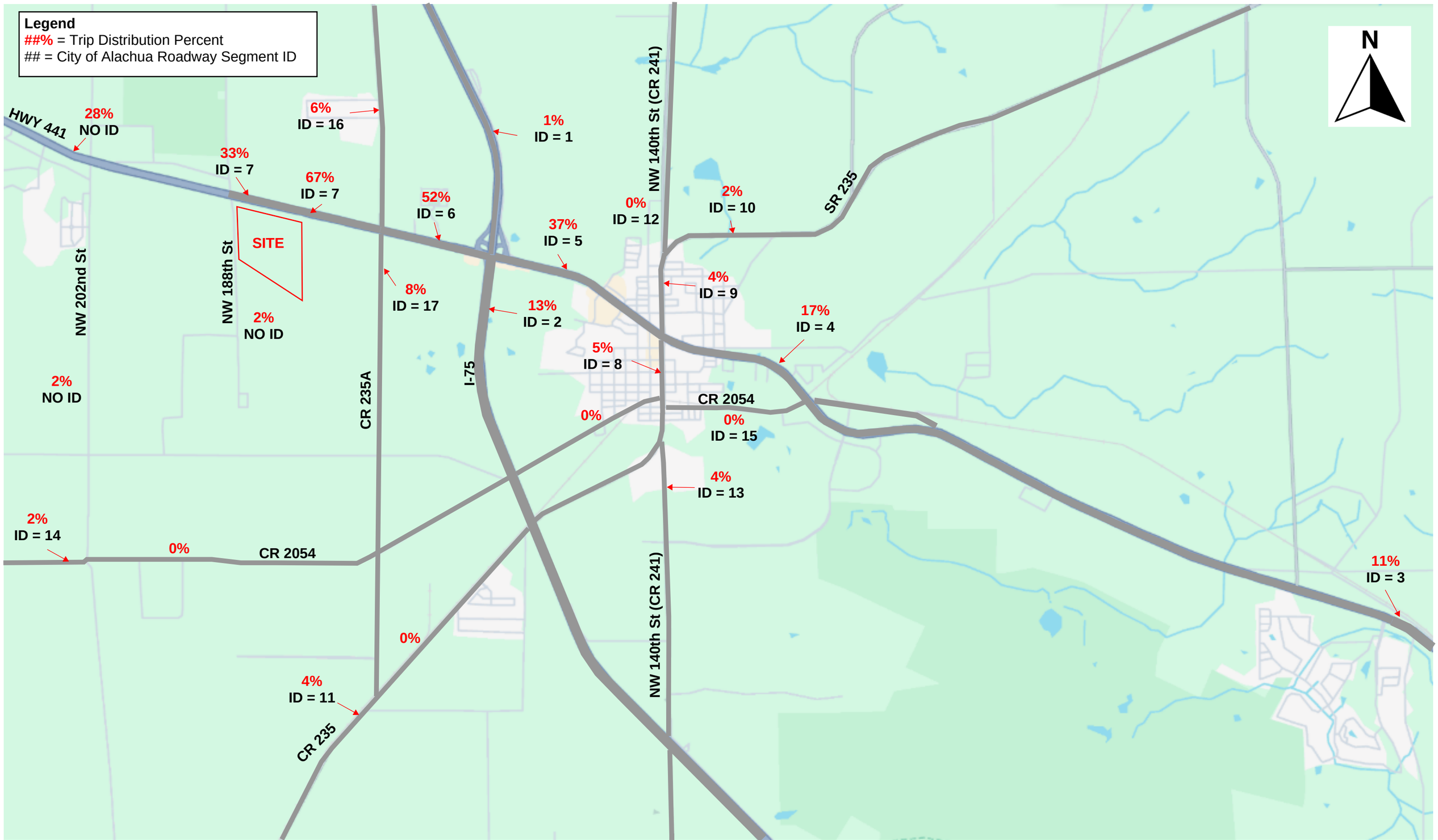


Figure 1: Trip Distribution

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.

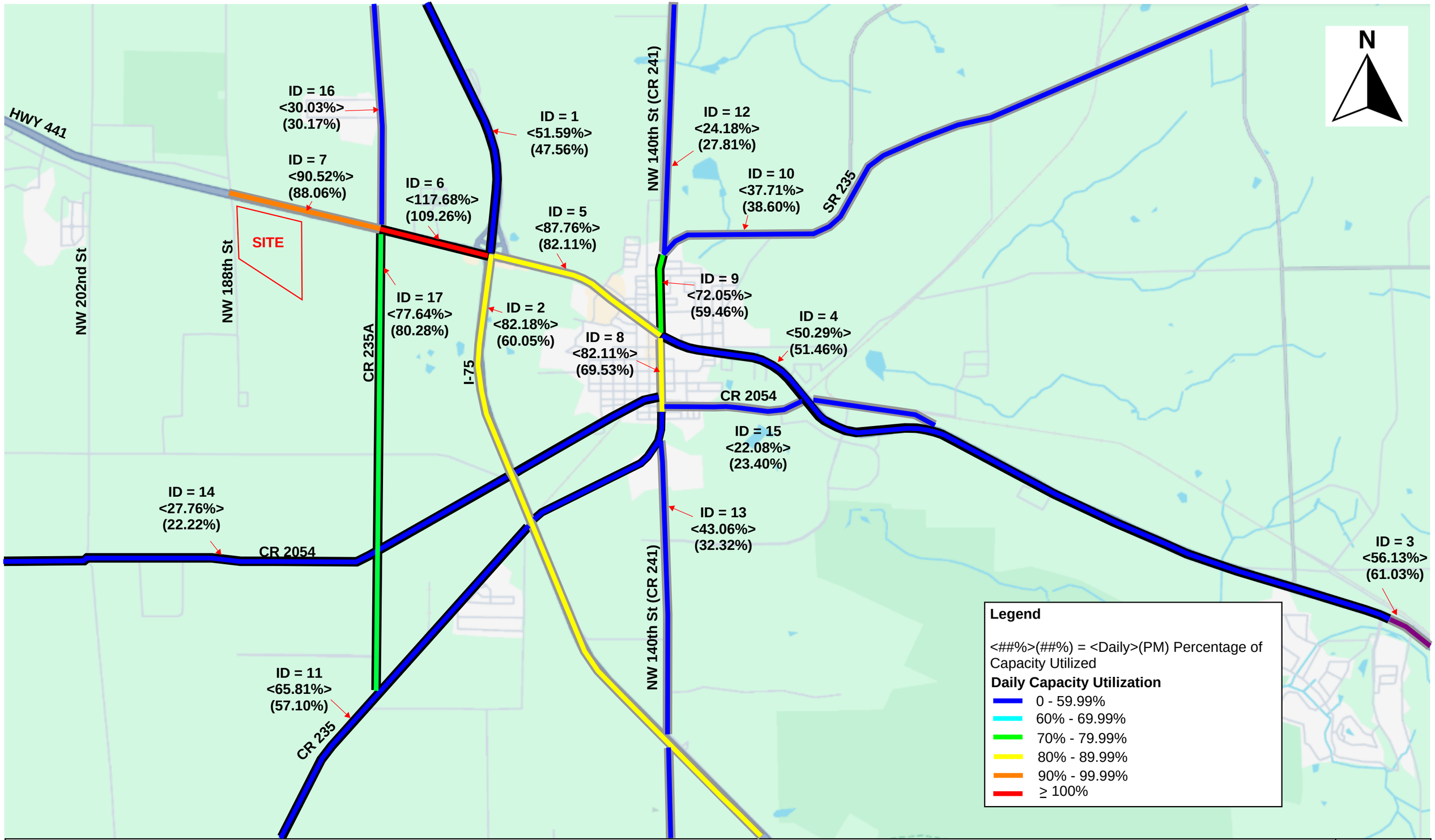


Figure 2: Percentage of Capacity Utilization Map

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 188th 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 164th Lane. The median opening on US HWY 441 at NW 164th 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 164th Lane.

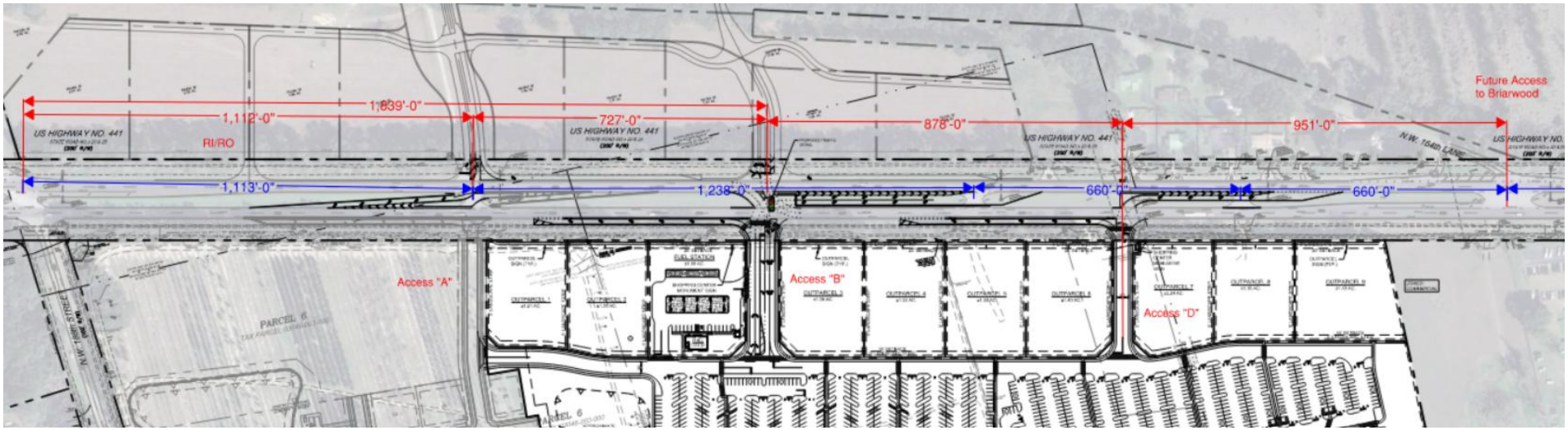


Figure 3 – Preliminary Access Management Plan

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

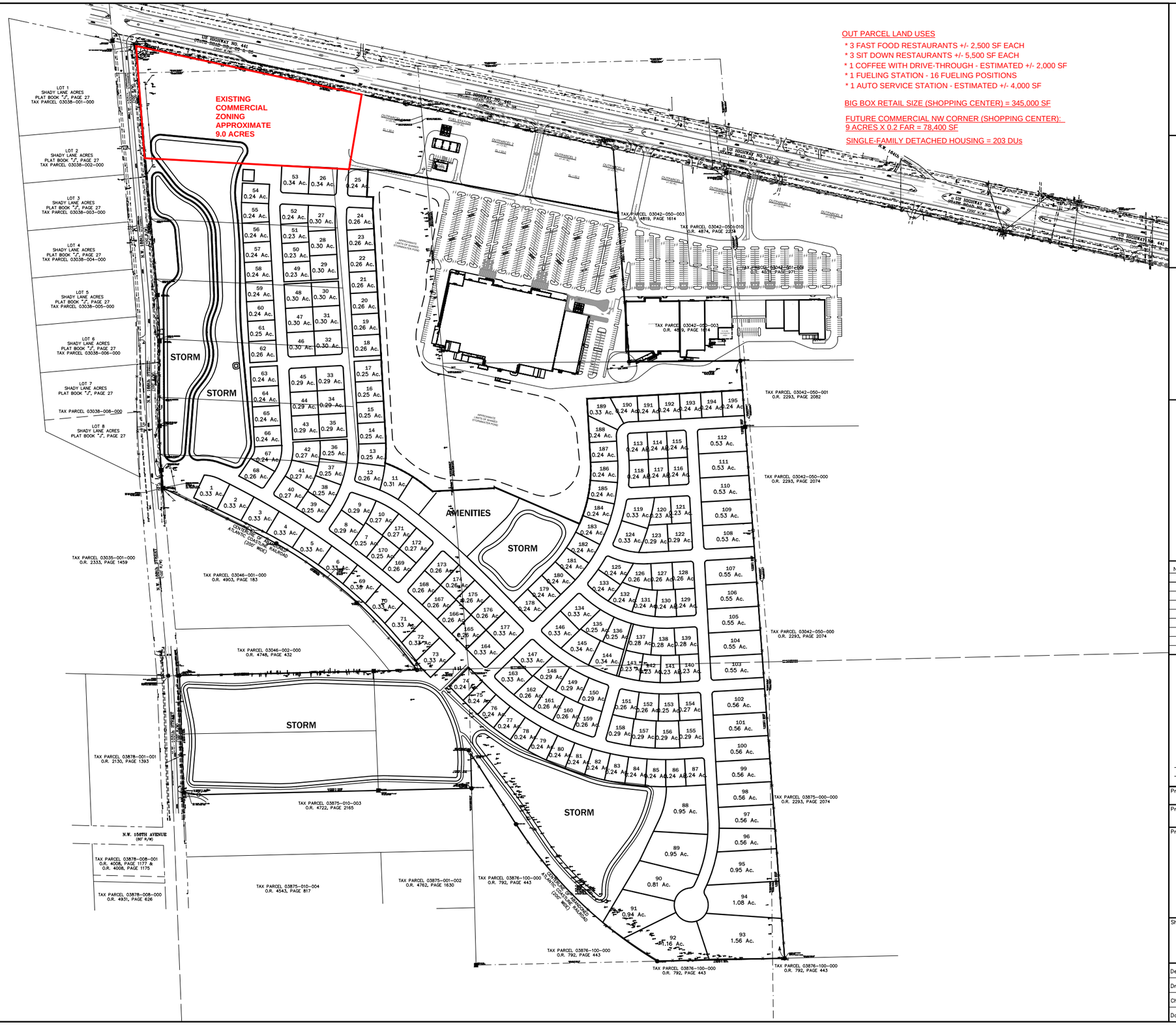
Based on the results from this study the following recommendations are made to support the project traffic:

- 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 164th Lane to NW 218th 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



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NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

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	

\\fs\Engprojects\Farmlands - Lerner Properties - 2021-0176\Plans\Current DWG\Commercial Development\L21176L1.dwg, C800 - CONCEPT, 7/30/2025 10:29:49 AM, TRockwell

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, 11th 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)

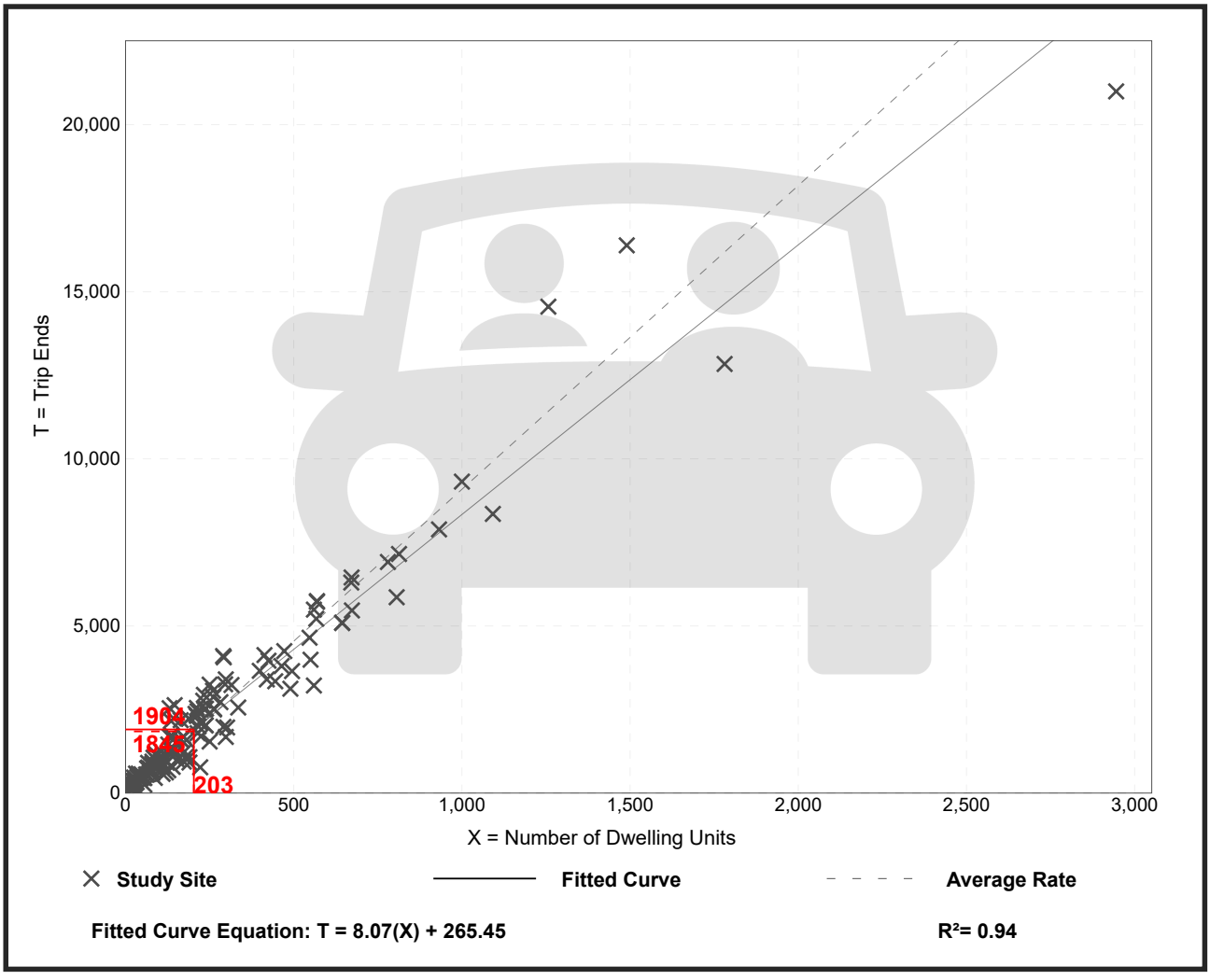
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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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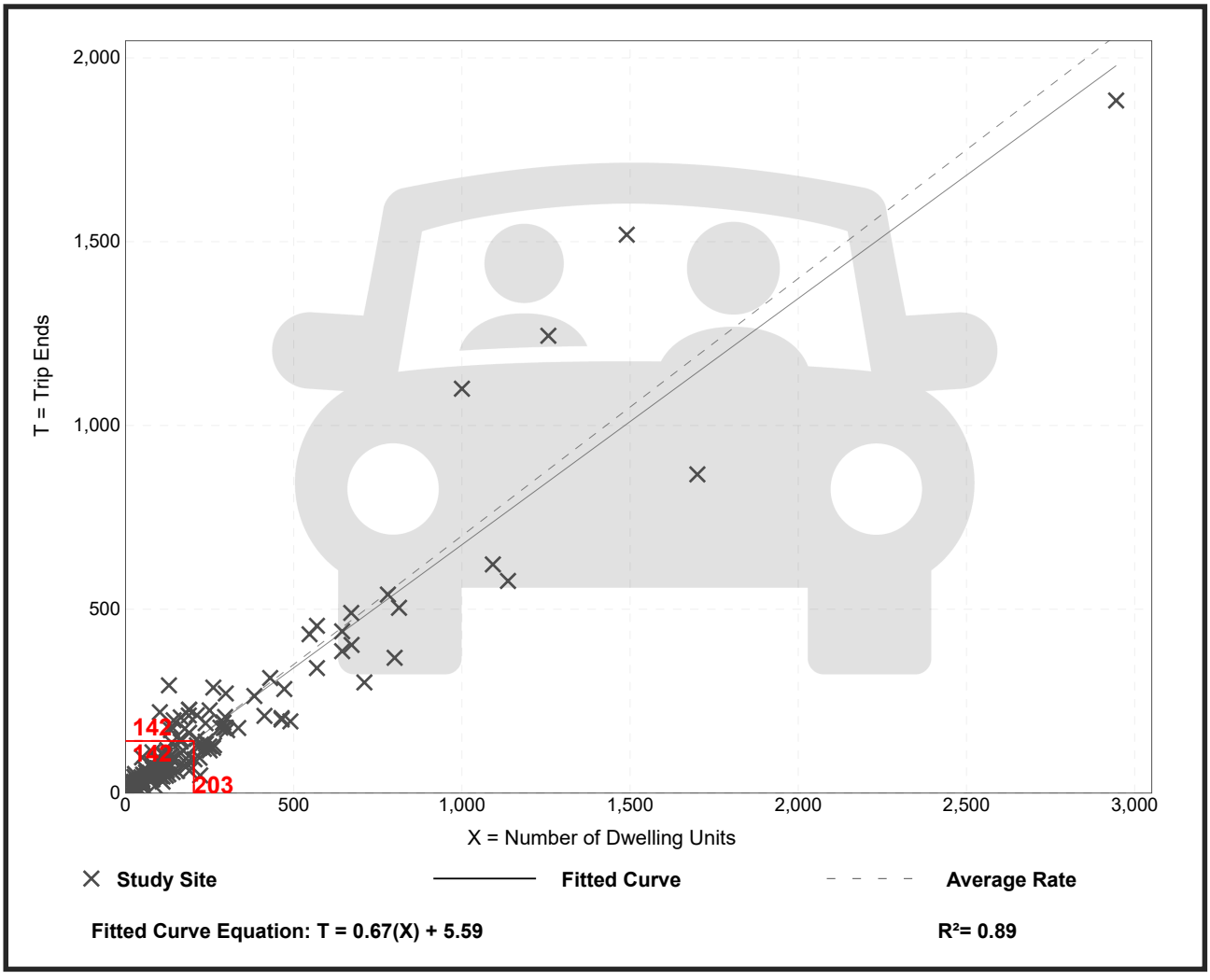
Single-Family Detached Housing
(210)

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



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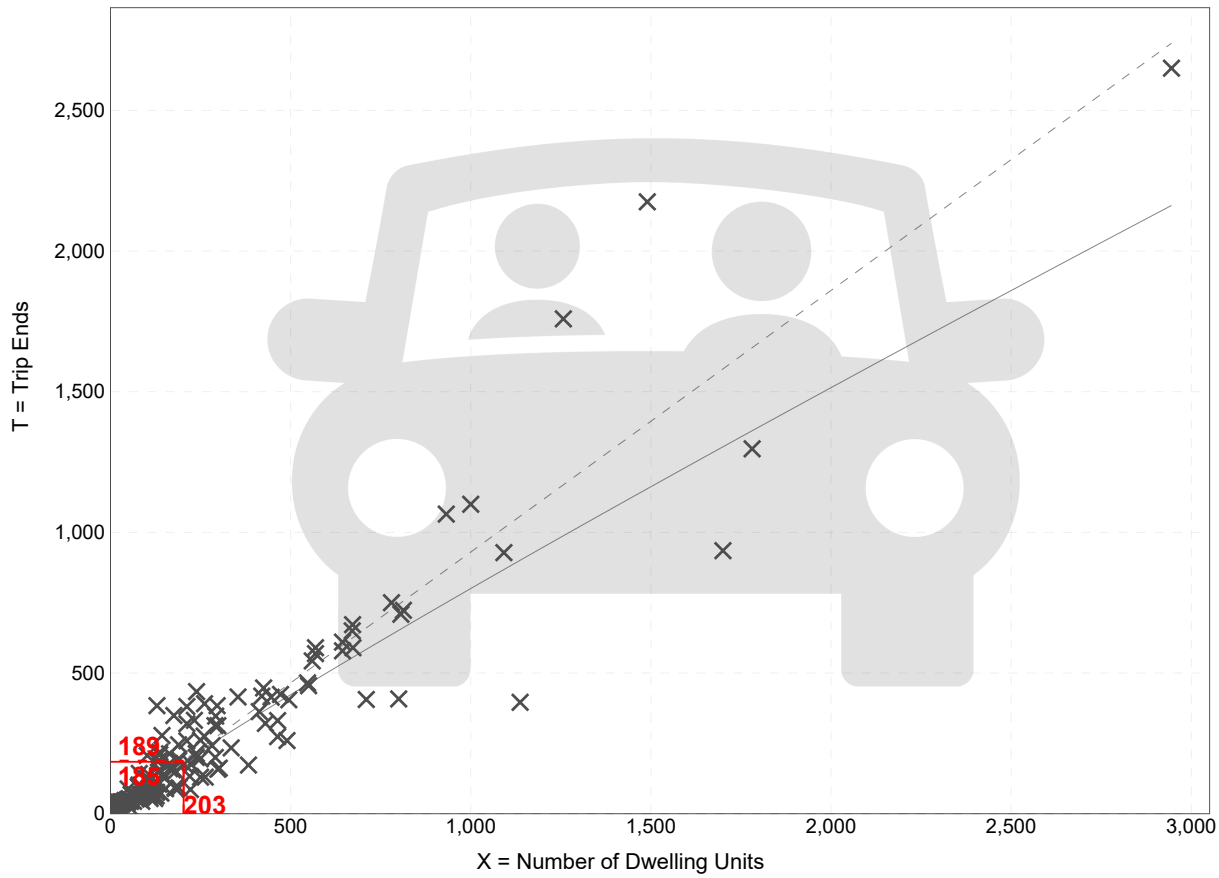
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 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



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 0.33 **R^2= 0.90**

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Shopping Center (>150k)
(820)

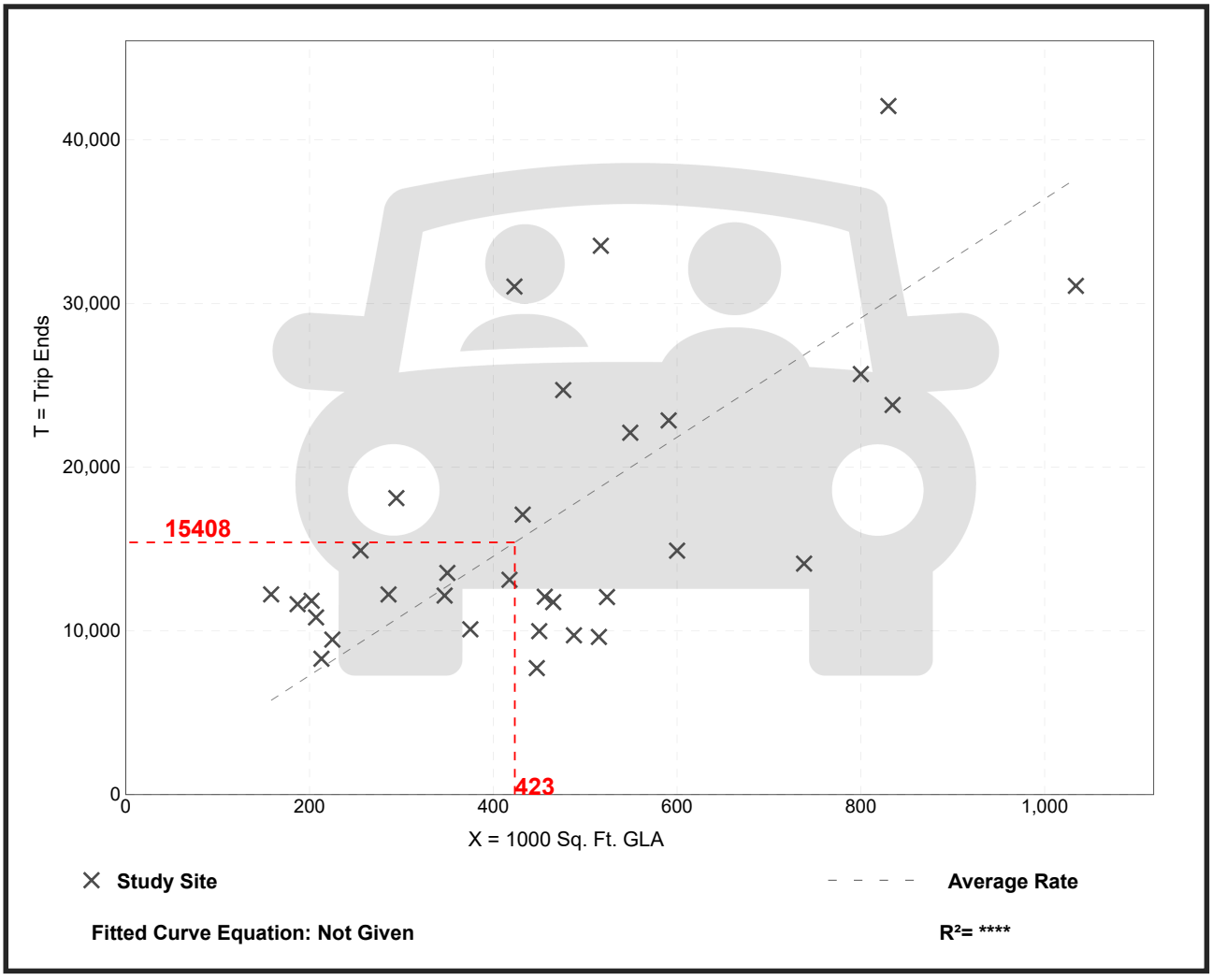
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

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



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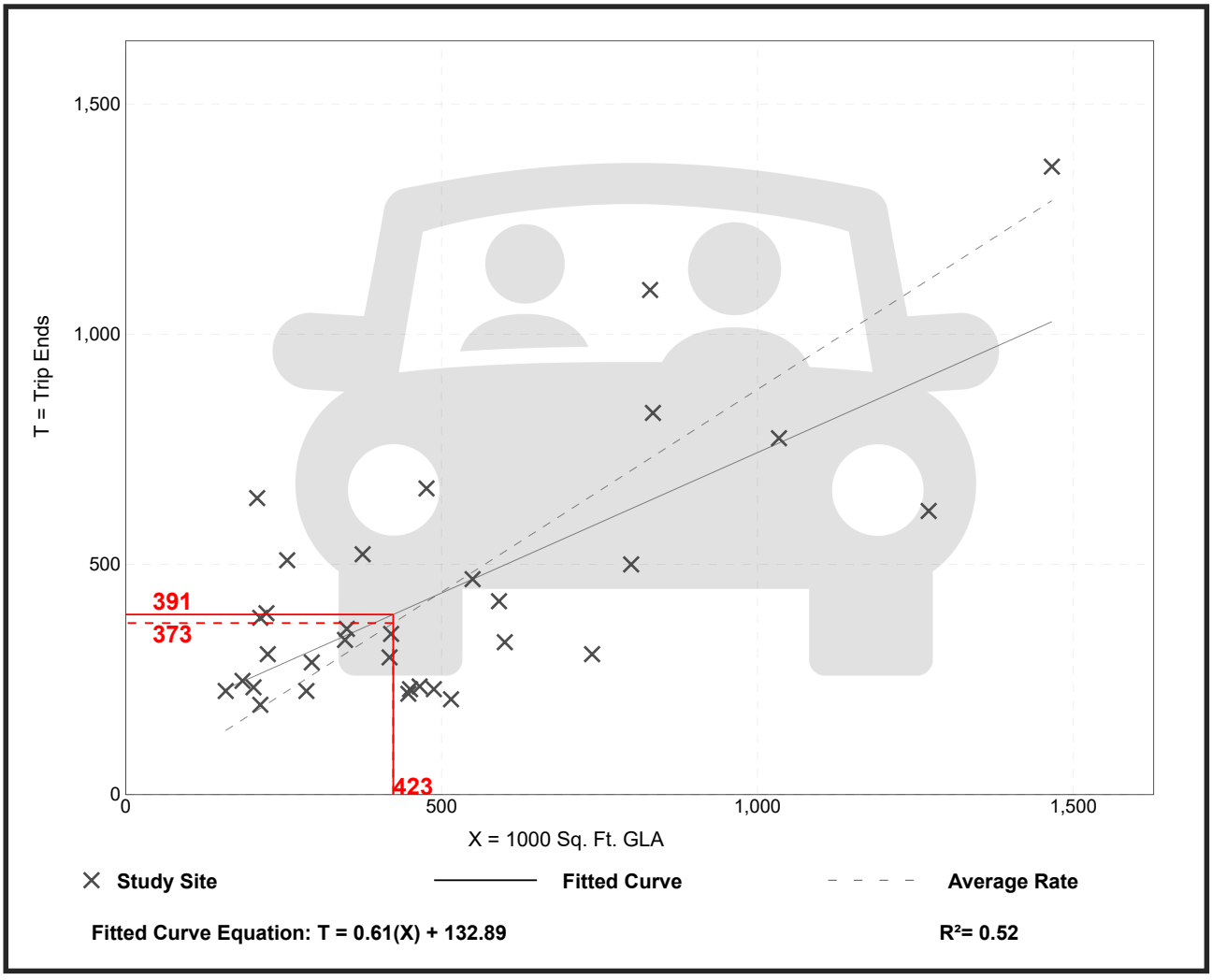
Shopping Center (>150k)
(820)

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



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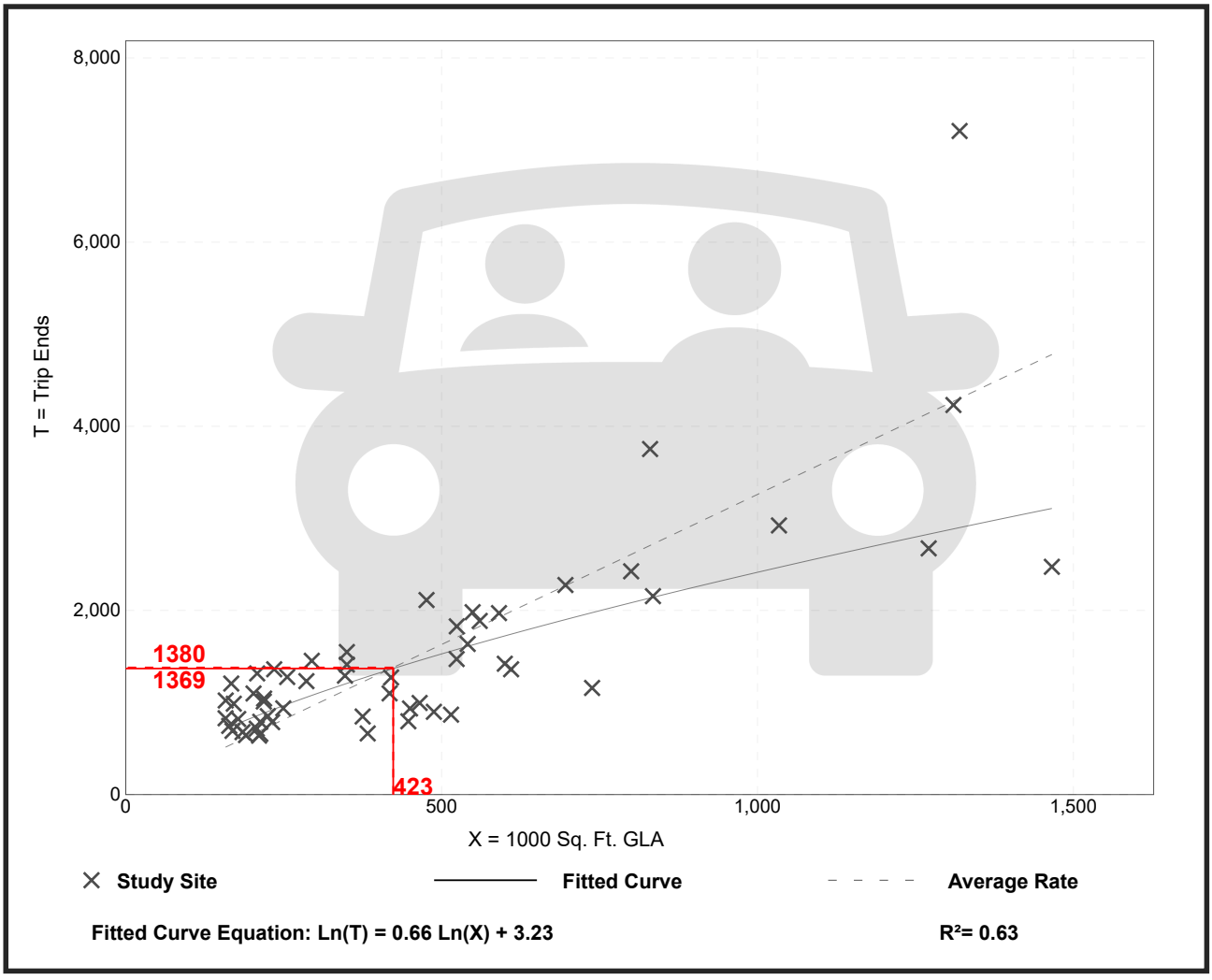
Shopping Center (>150k)
(820)

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



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High-Turnover (Sit-Down) Restaurant
(932)

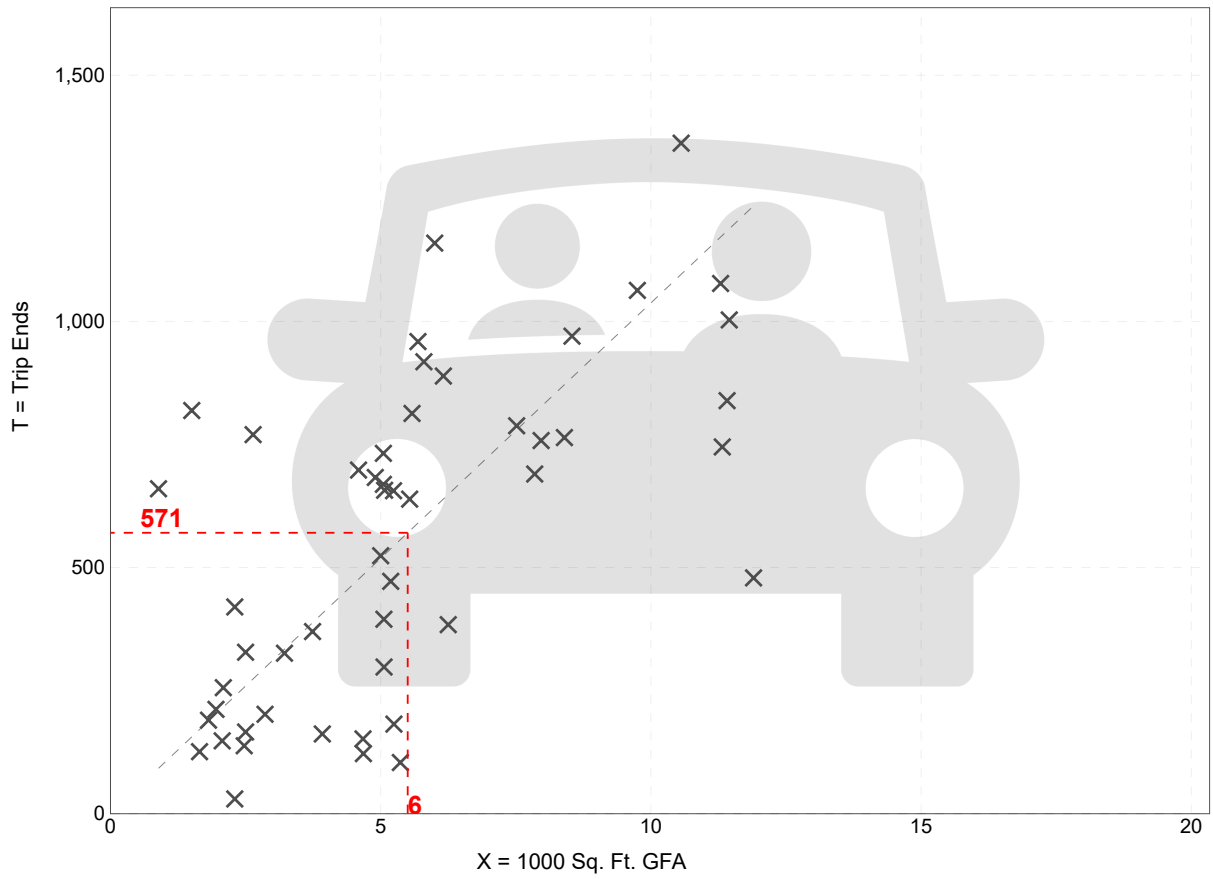
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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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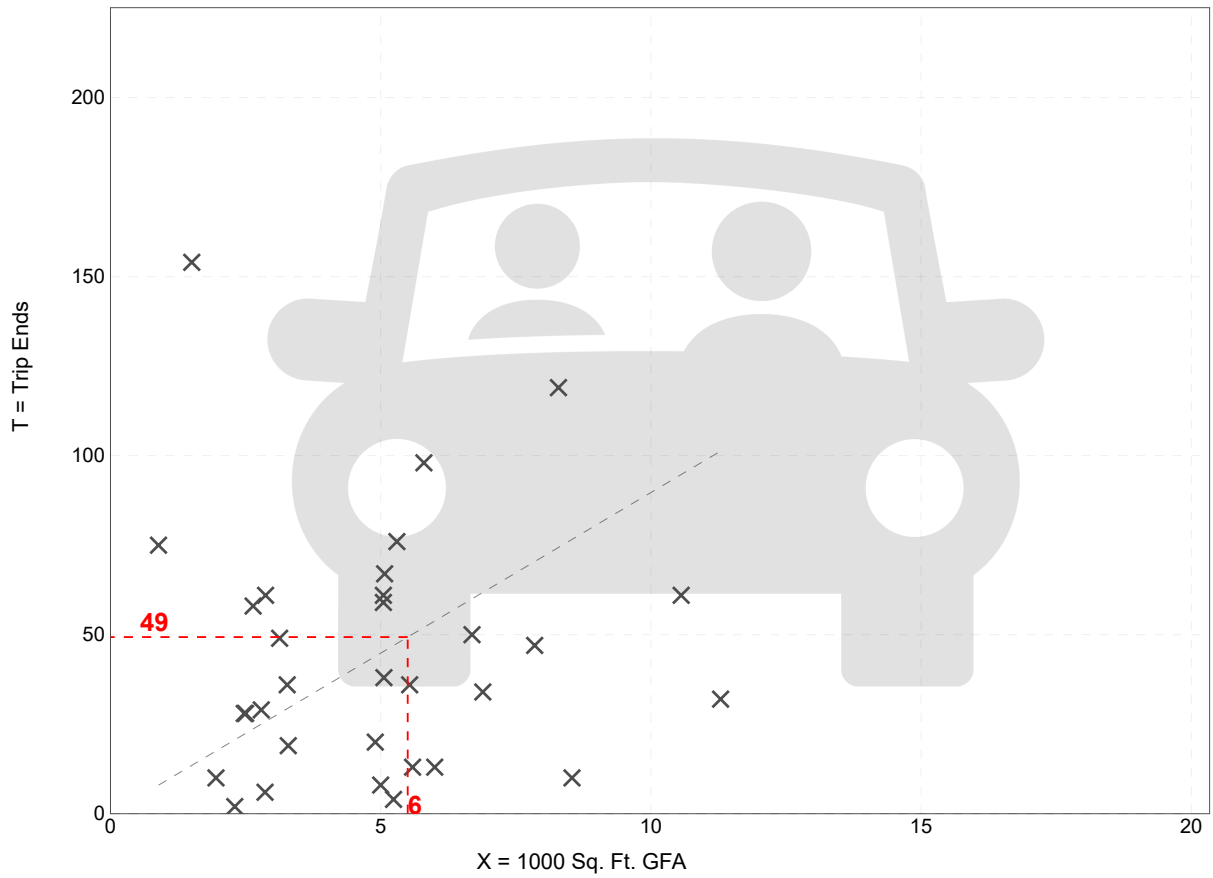
High-Turnover (Sit-Down) Restaurant
(932)

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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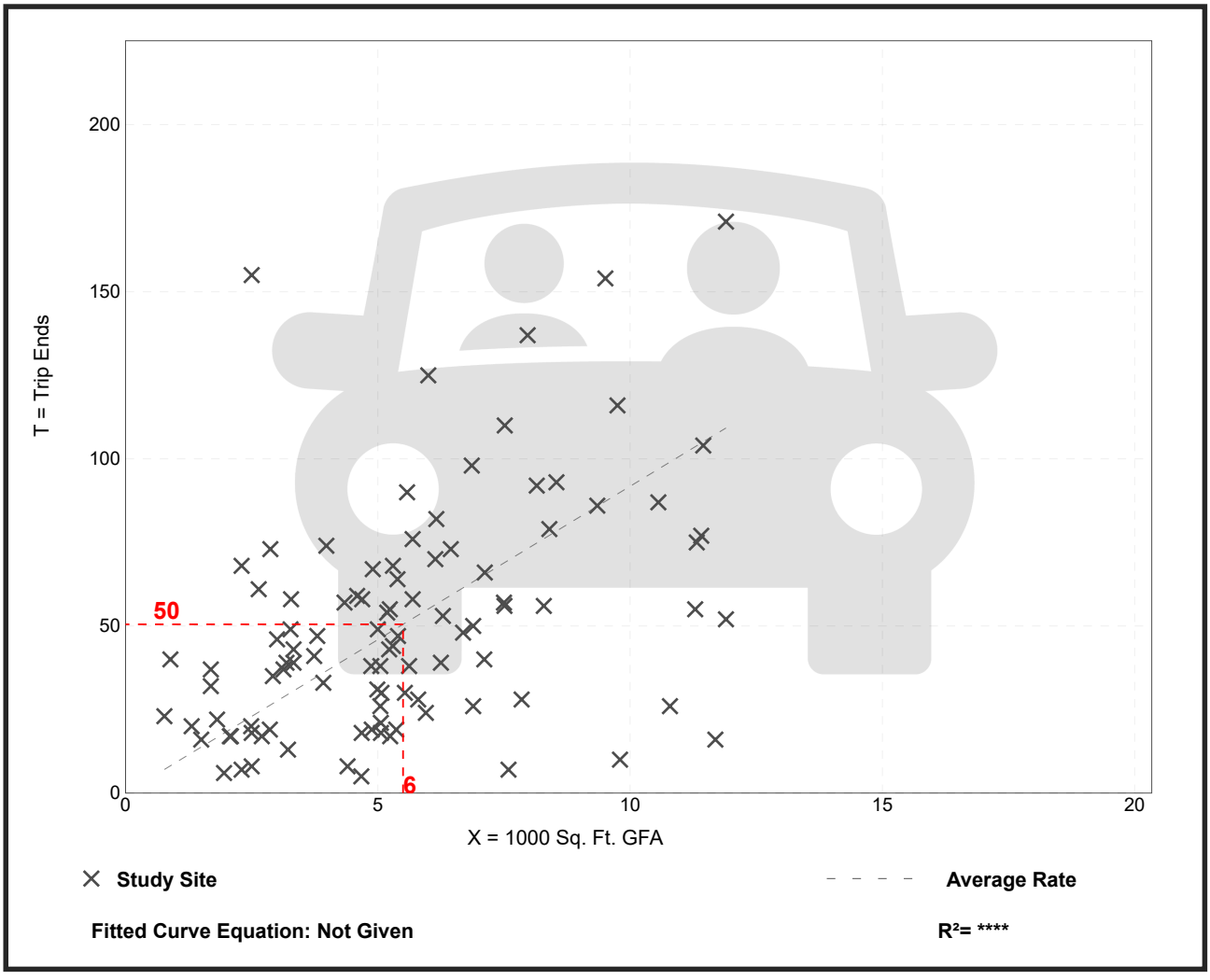
High-Turnover (Sit-Down) Restaurant
(932)

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)

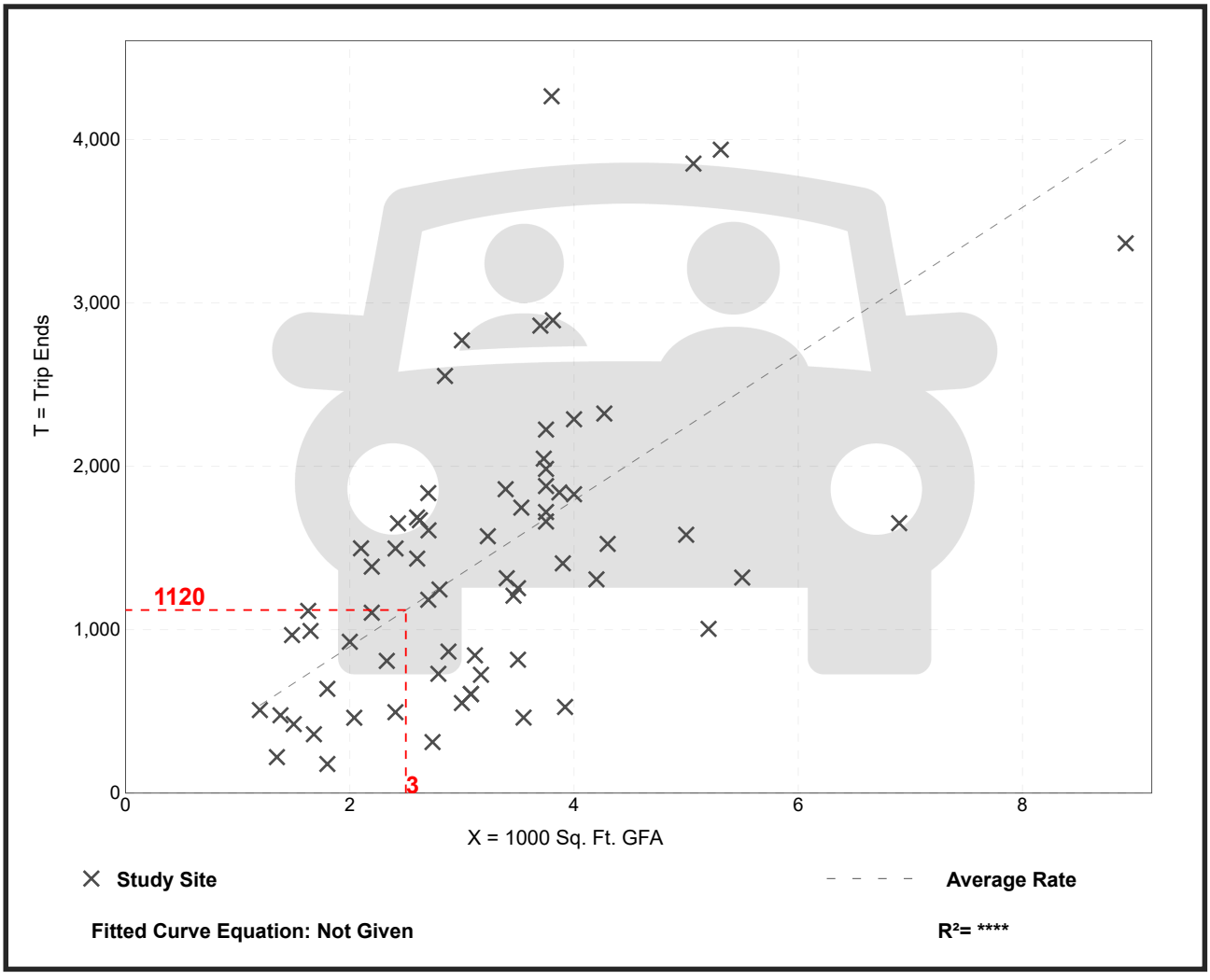
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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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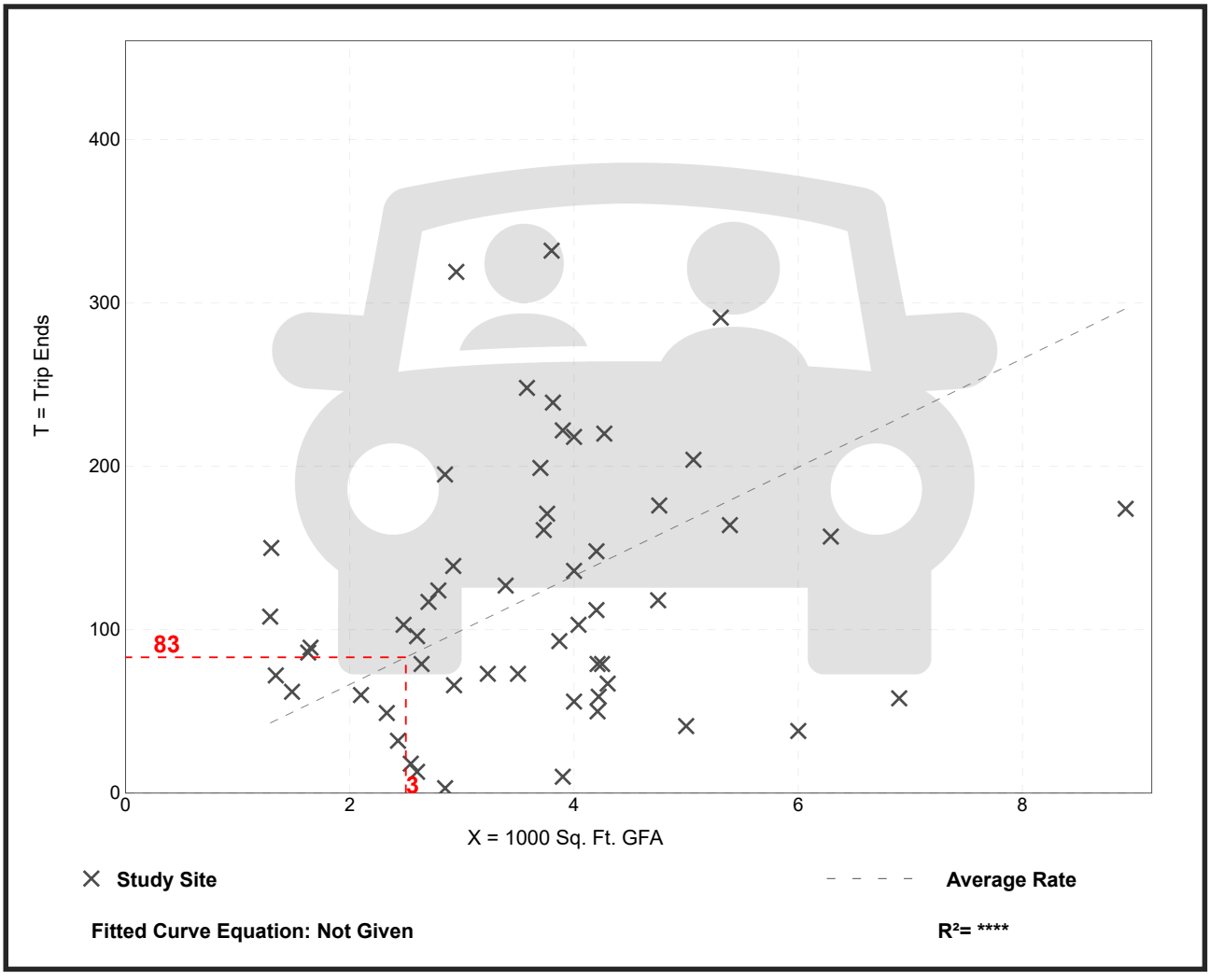
Fast-Food Restaurant with Drive-Through Window
(934)

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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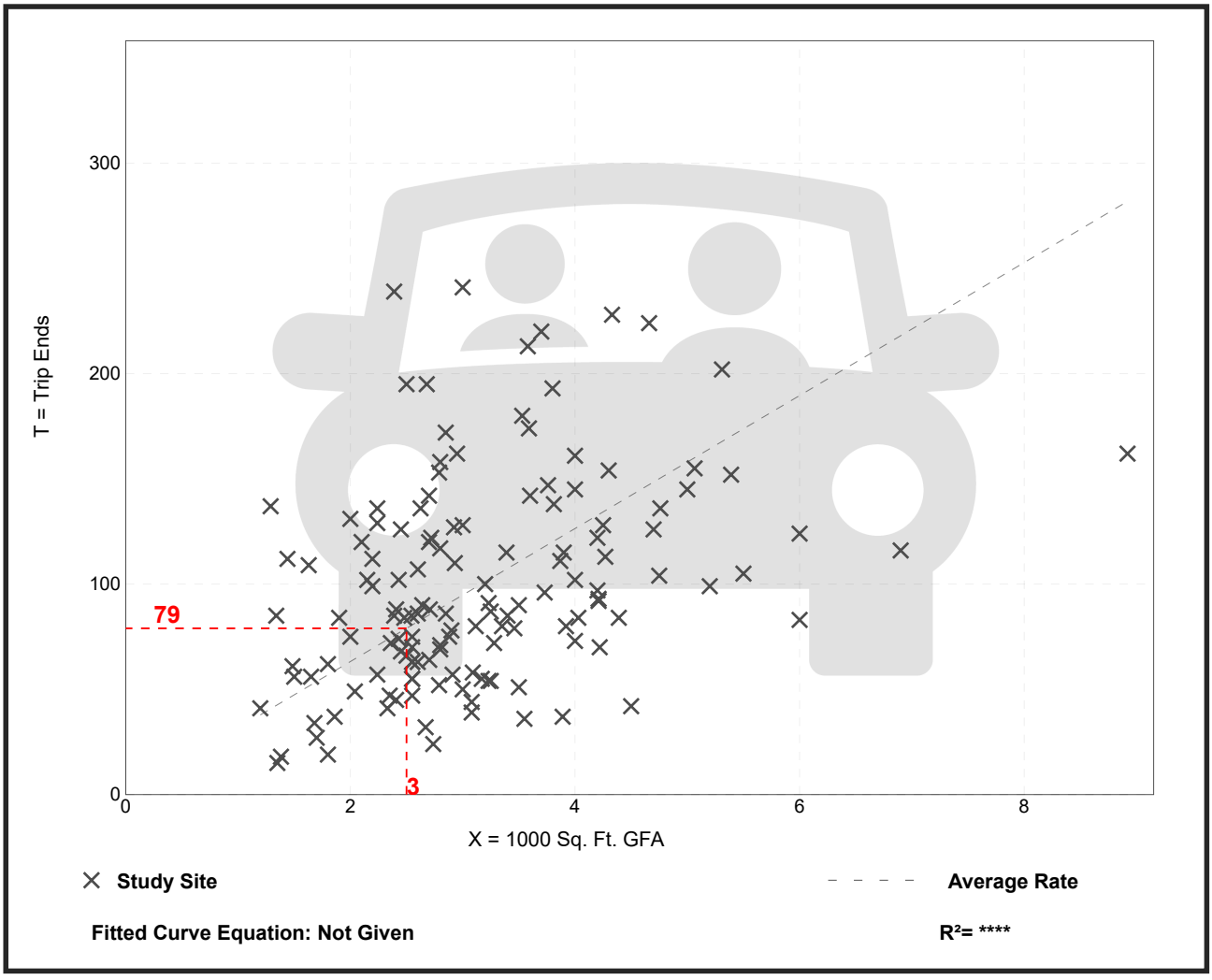
Fast-Food Restaurant with Drive-Through Window
(934)

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)

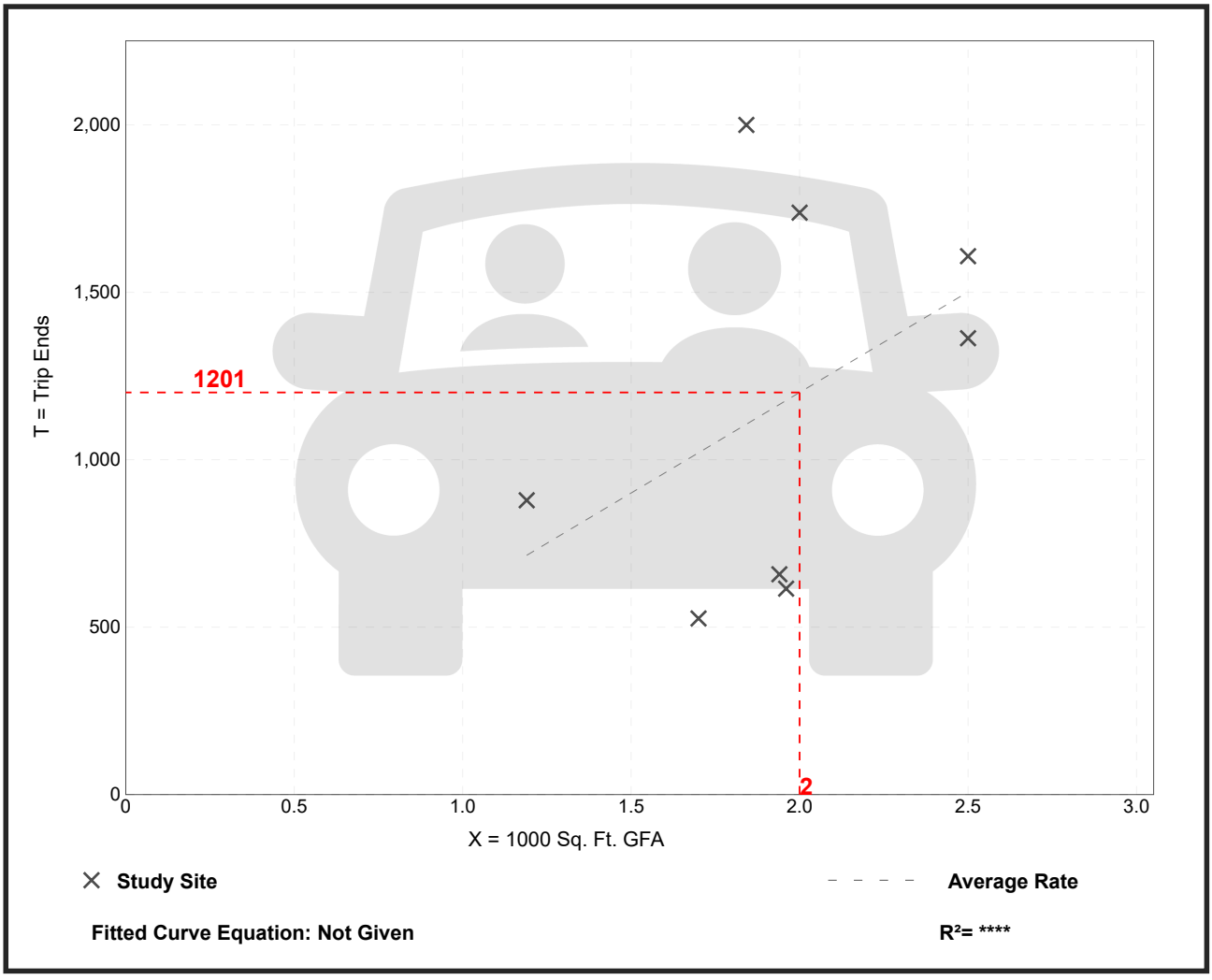
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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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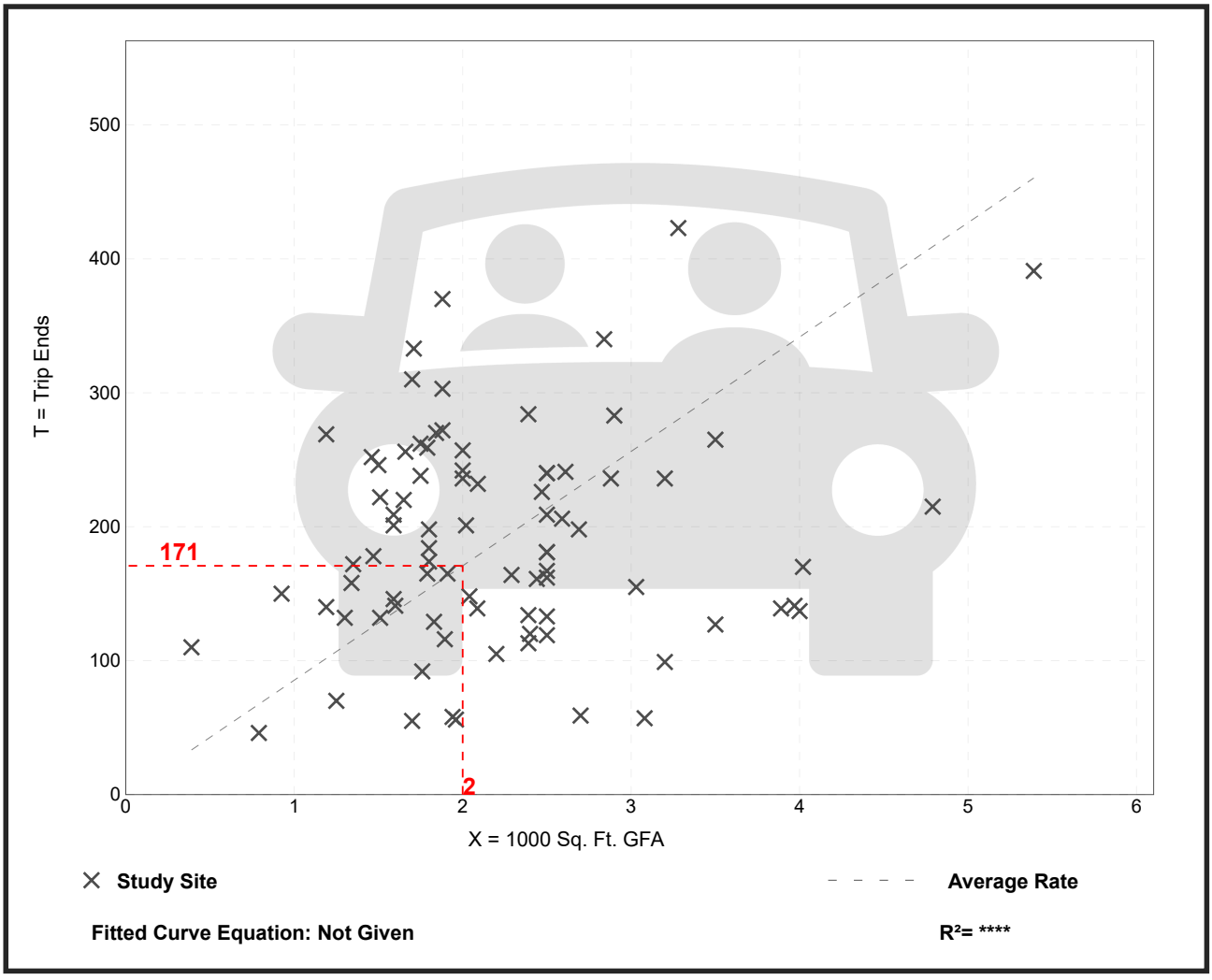
Coffee/Donut Shop with Drive-Through Window
(937)

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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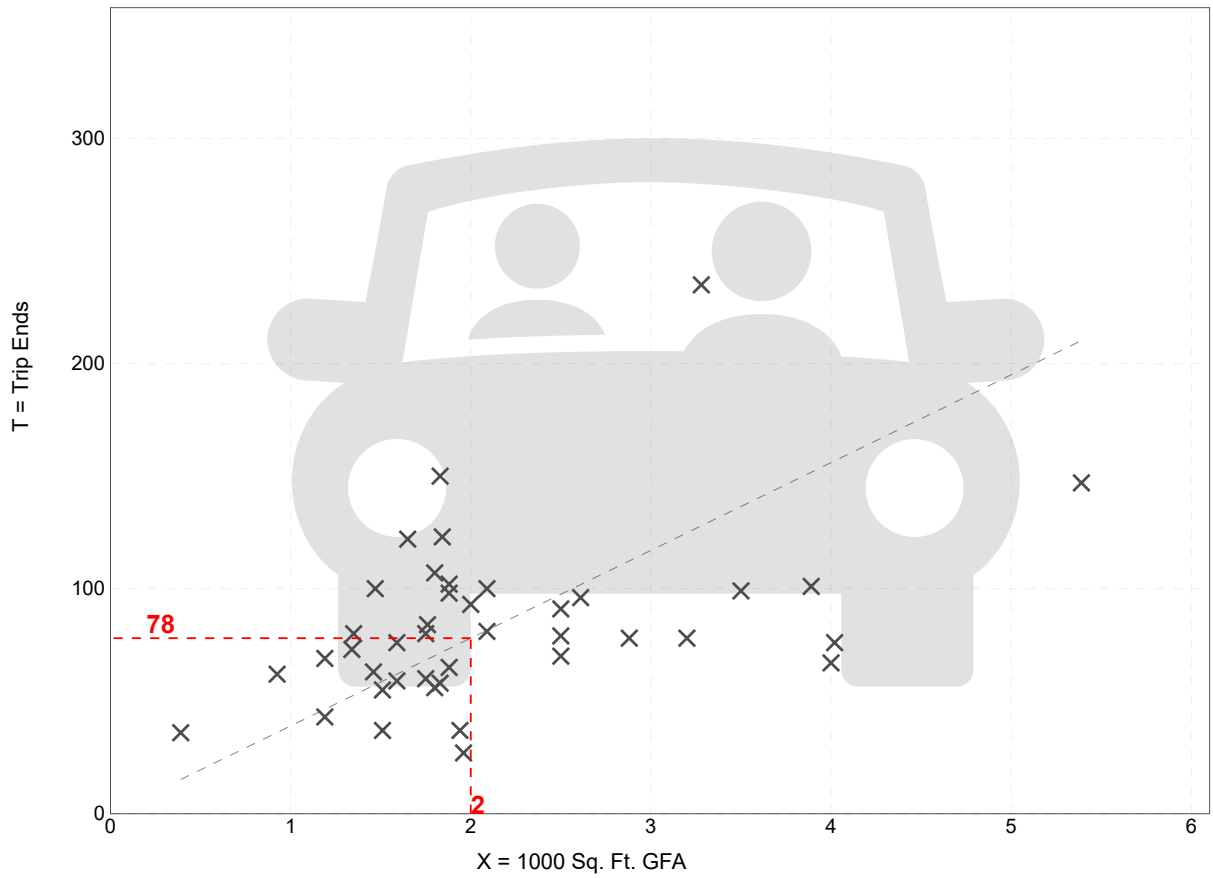
Coffee/Donut Shop with Drive-Through Window
(937)

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)

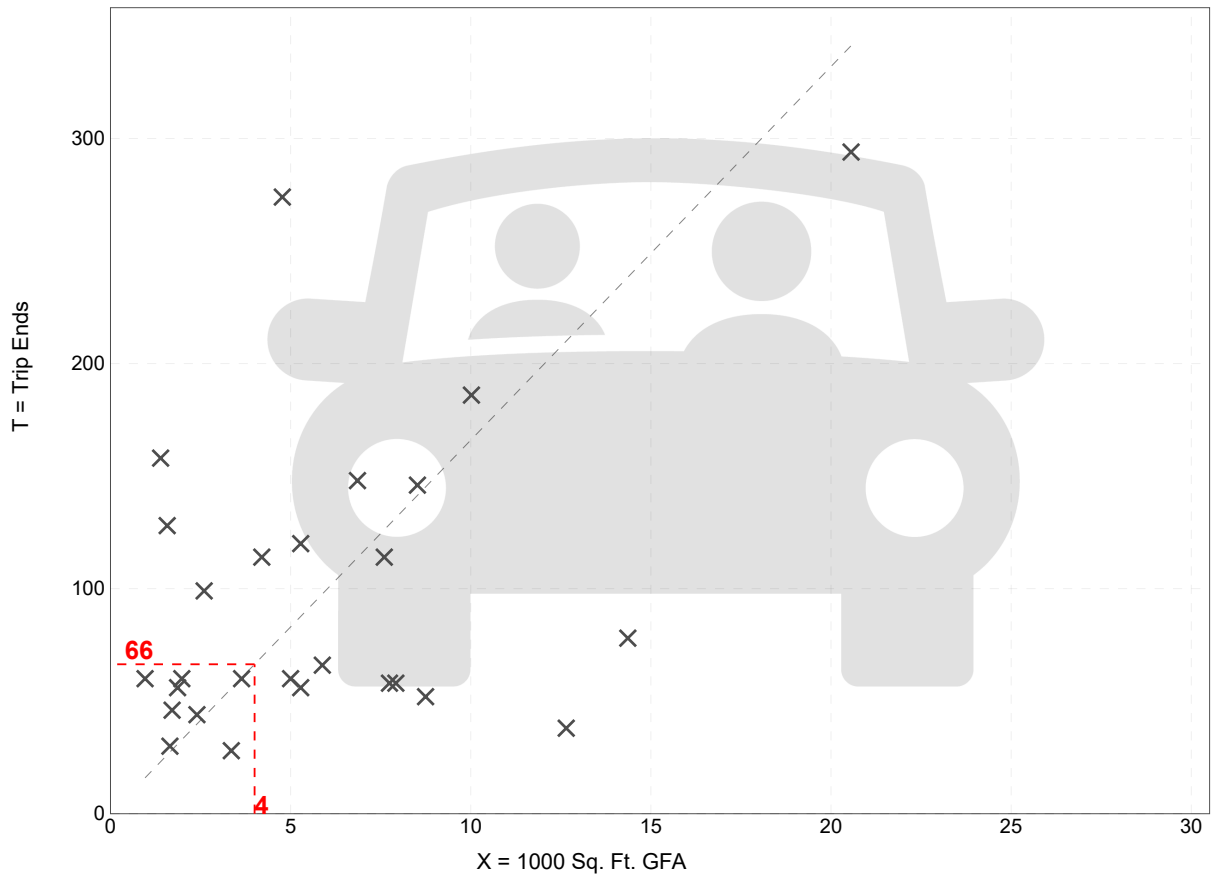
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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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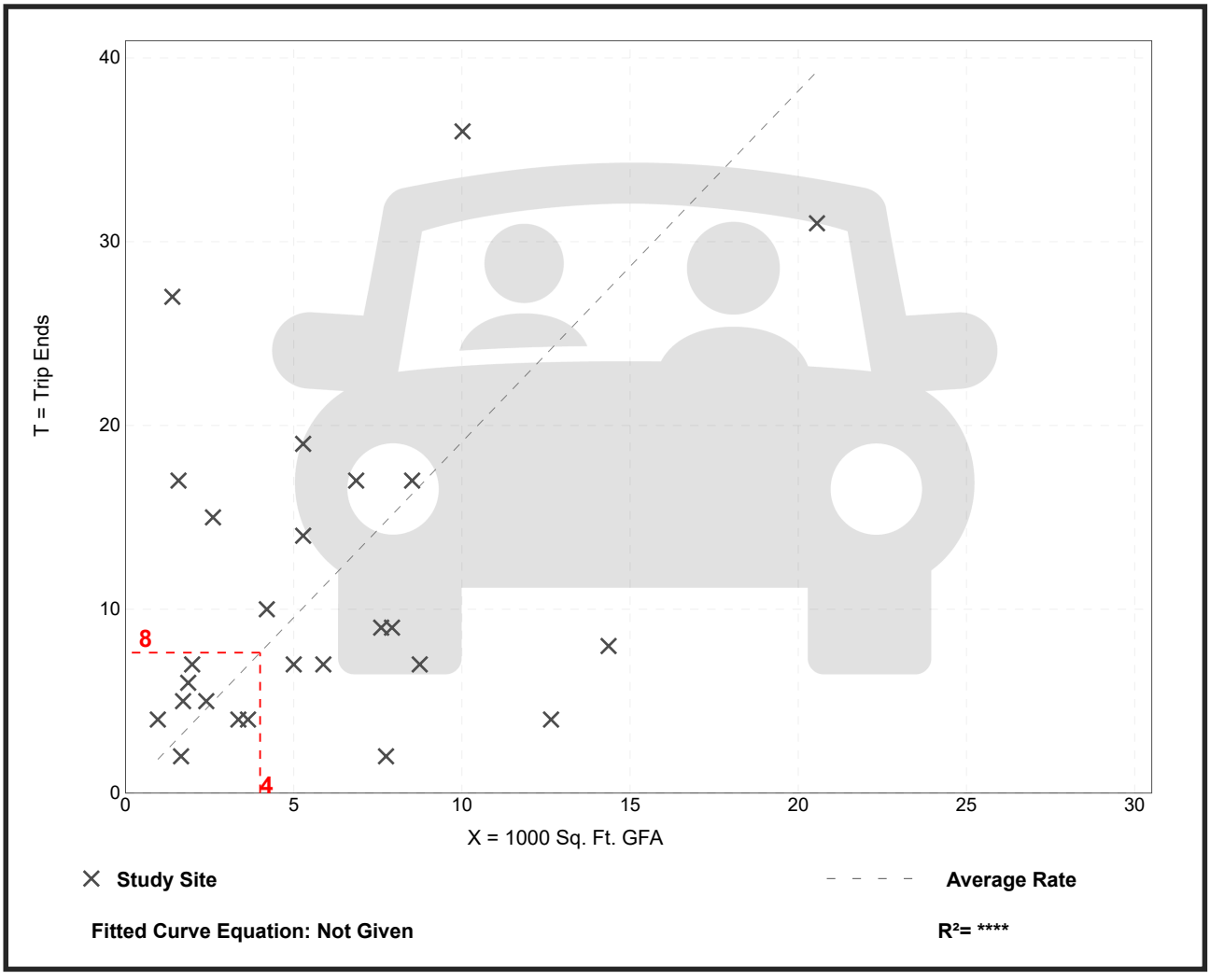
Automobile Parts and Service Center
(943)

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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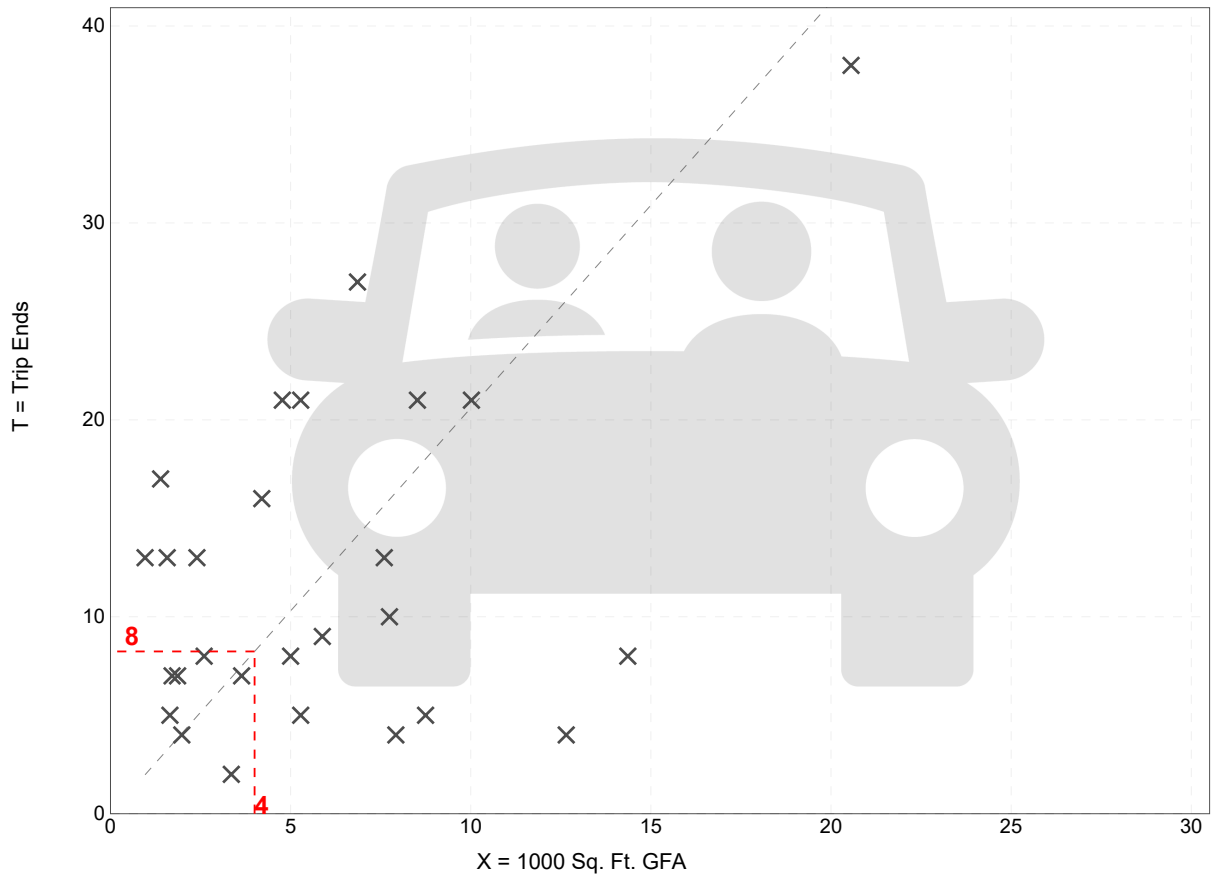
Automobile Parts and Service Center
(943)

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)

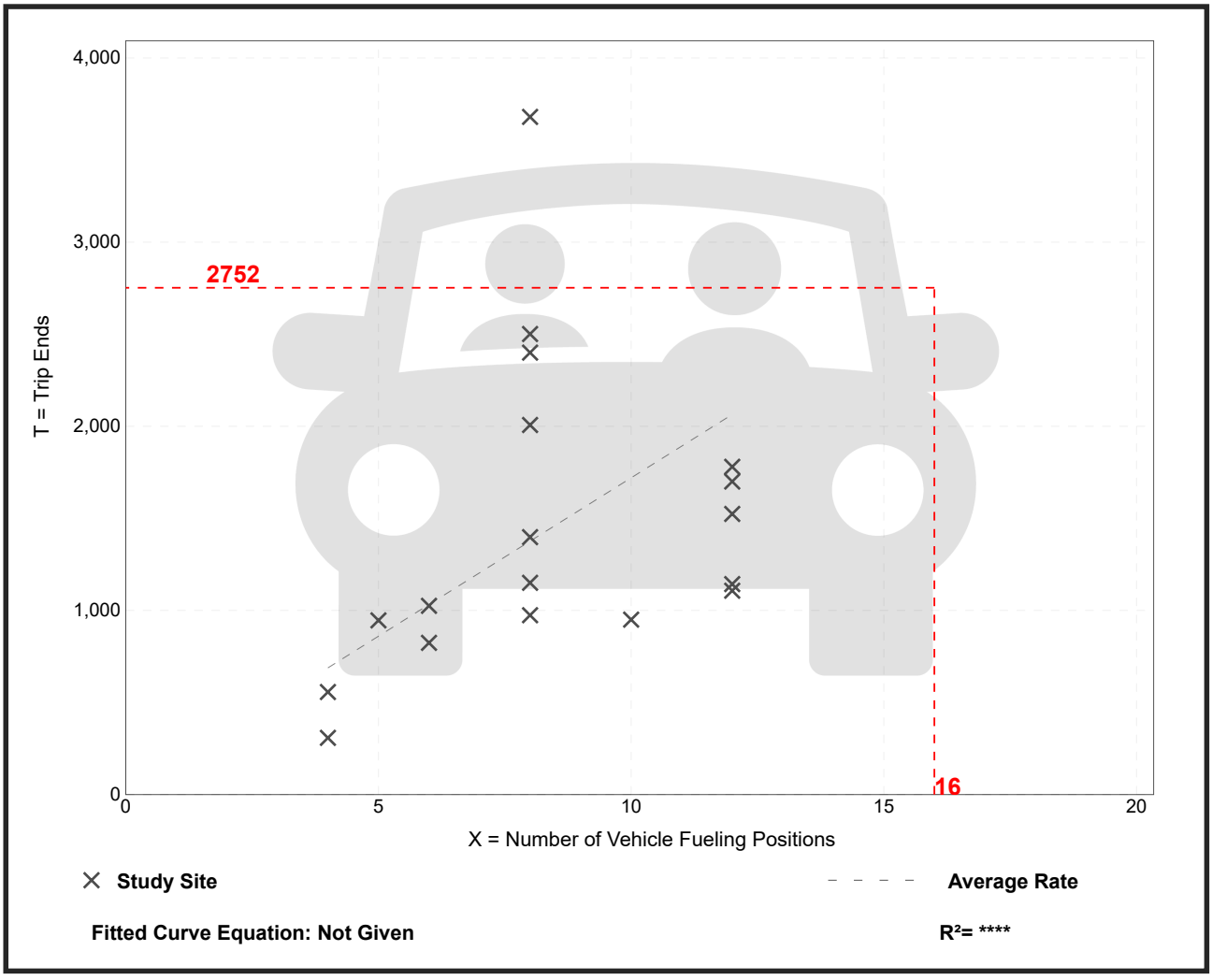
Vehicle Trip Ends vs: **Vehicle Fueling Positions**
On a: **Weekday**

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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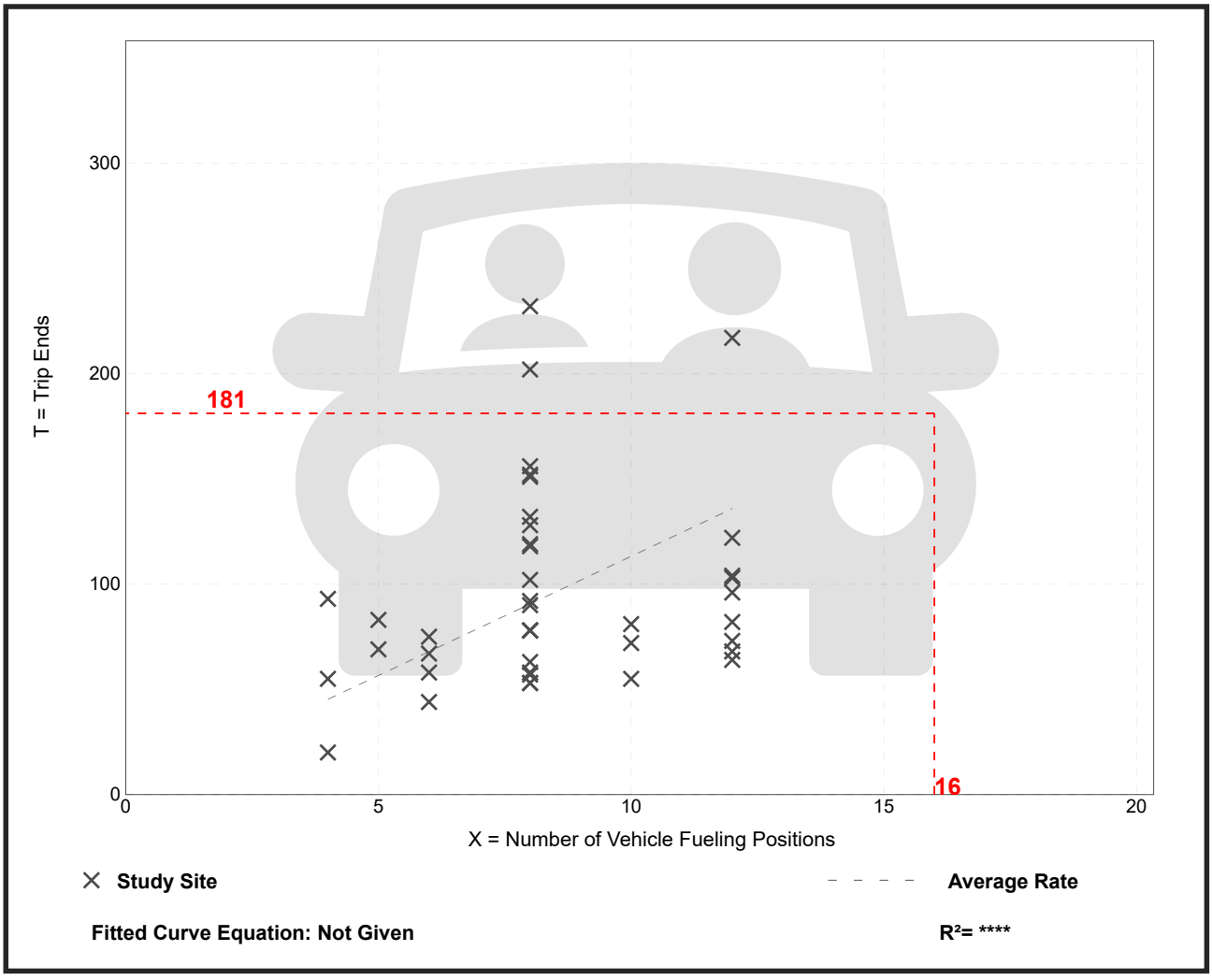
Gasoline/Service Station
(944)

Vehicle Trip Ends vs:	**Vehicle Fueling Positions**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **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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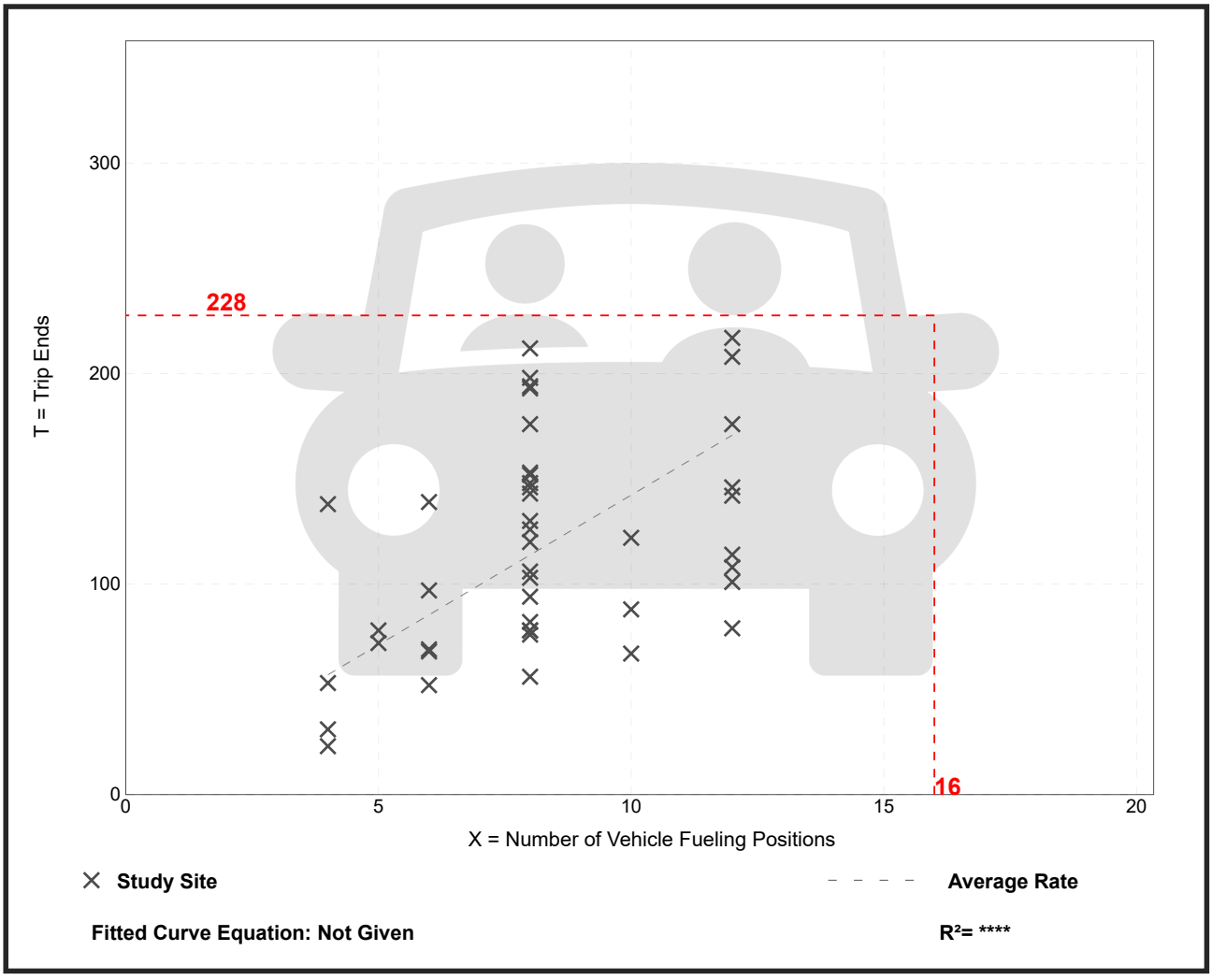
Gasoline/Service Station
(944)

Vehicle Trip Ends vs:	**Vehicle Fueling Positions**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **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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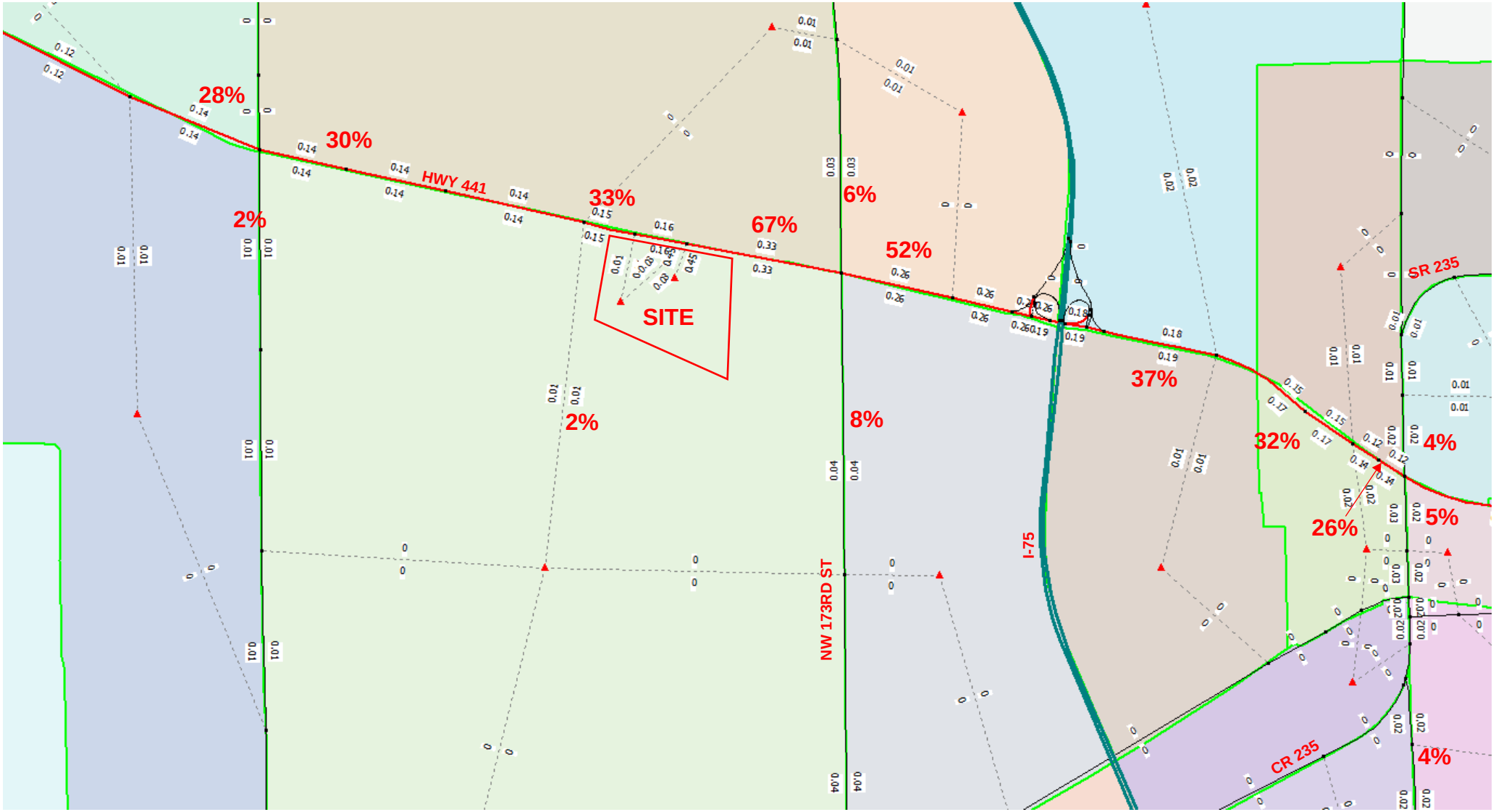
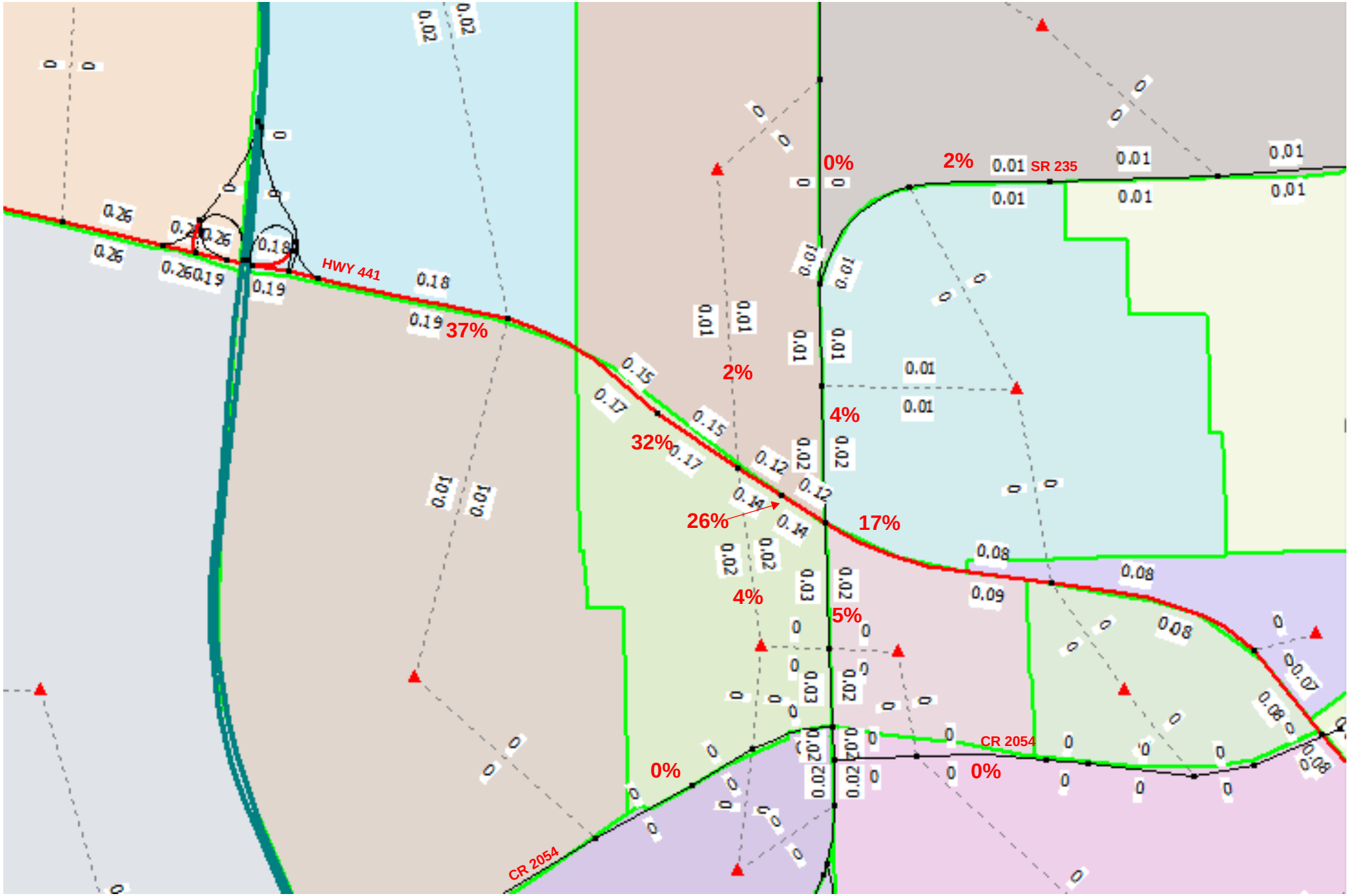
P.M.	16:45	1486	16:45	775	2261
		66%		34%	PM DIRECTIONAL DISTRIBUTION
		149		78	10% DIRETIONAL VOLUME USED FOR PASS-BY

Appendix D
Trip Distribution

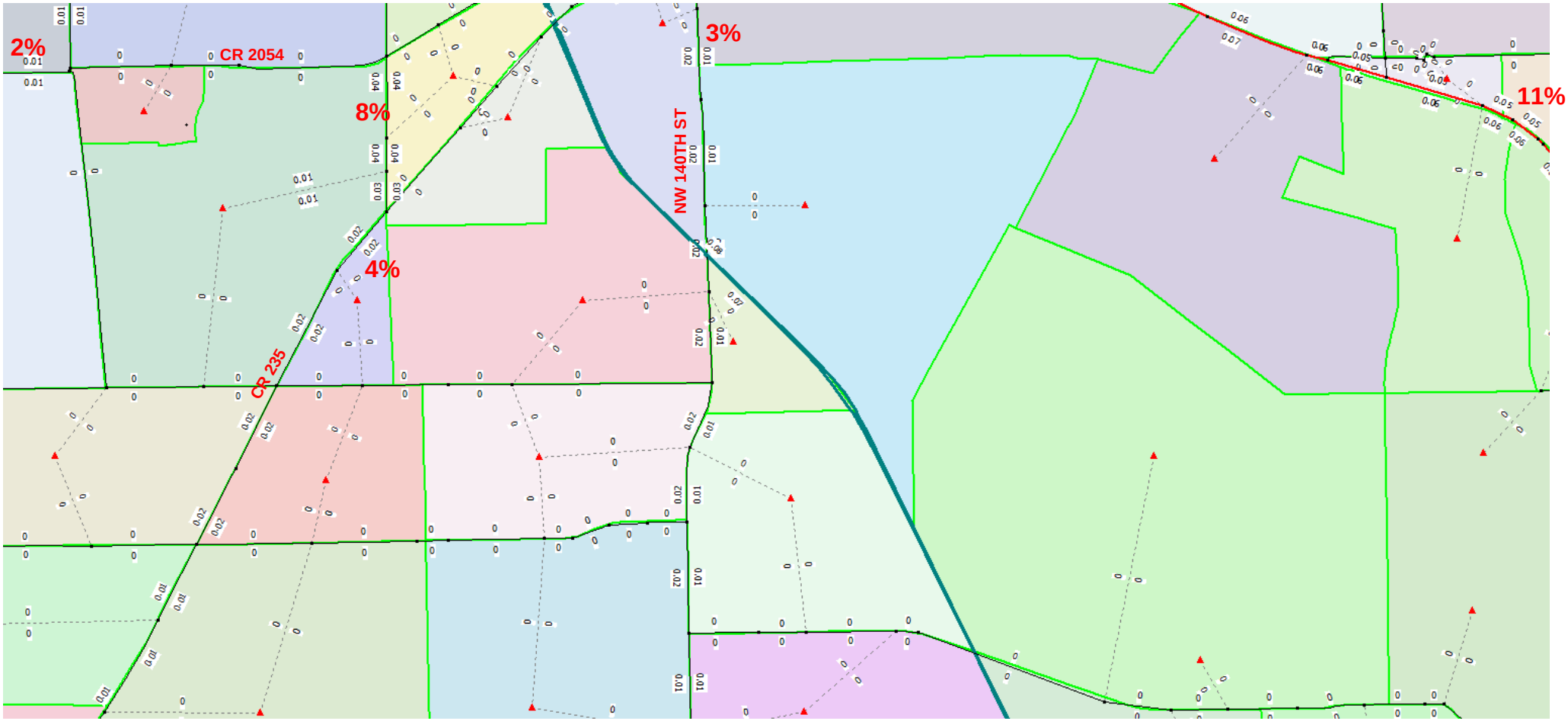


Transportation Demand Model Results for Net New Trip Distribution

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

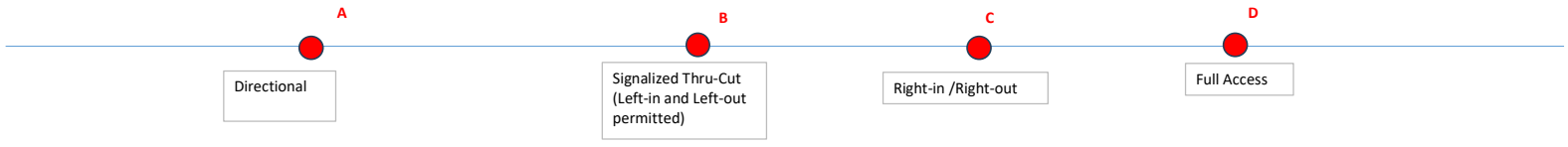
Access Assumptions used for Trip Assignment

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)

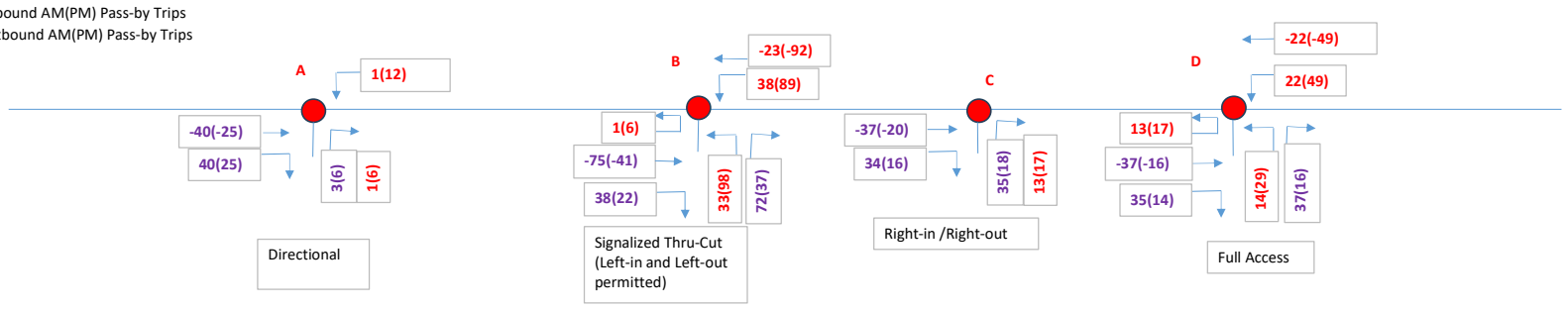
AM Eastbound	71%
AM Westbound	29%
PM Eastbound	34%
PM Westbound	66%

		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%

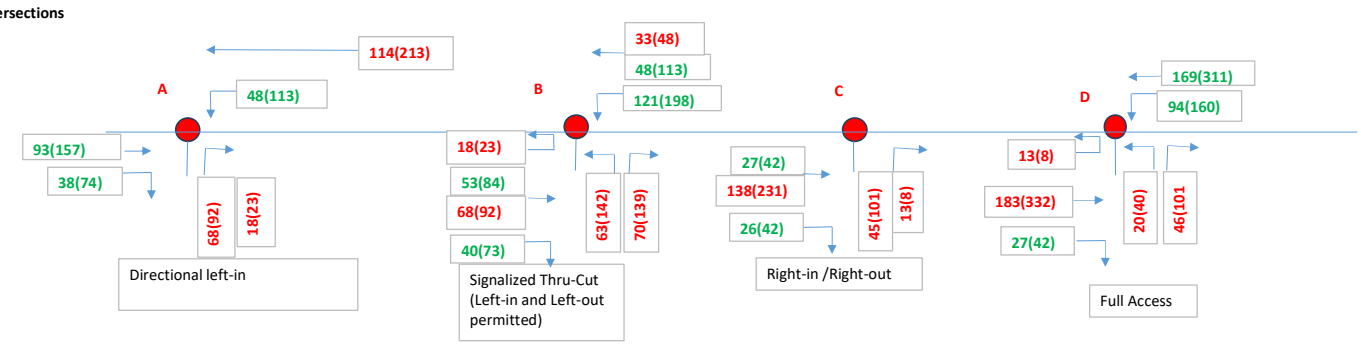
		AM Peak Trips			PM Peak Trips		
		Total	In	Out	Total	In	Out
Shopping Center (NW corner of property)	Eastbound Total	26	13	13	88	29	59
	Westbound Total	32	25	7	88	59	29
* 100% eastbound inbound and outbound trips use access A	Eastbound		13	13		29	59
* 100% westbound inbound trips use Access A	Westbound		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



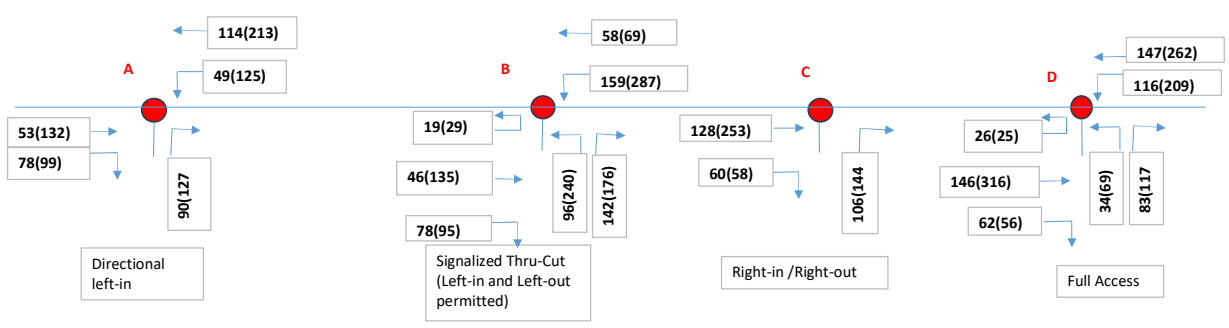
Check

AM Inbound (at access points)	394	AM Outbound (at access points)
AM Inbound (external)	394	AM Outbound (external)
PM Inbound (at access points)	702	PM Outbound (at access points)
PM Inbound (external)	702	PM Outbound (external)

343
343
646
646

Combined Trips Diagram at Access Intersections

##(##) = AM(PM) Project Trips



Check

AM Inbound (at access points)	602	AM Outbound (at access points)
AM Inbound (external)	394	AM Outbound (external)
PM Inbound (at access points)	929	PM Outbound (at access points)
PM Inbound (external)	702	PM Outbound (external)

551 << Gross trips with IC trips removed
343 << Net new (non-pass-by) trips
873 << Gross trips with IC trips removed
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	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).

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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.

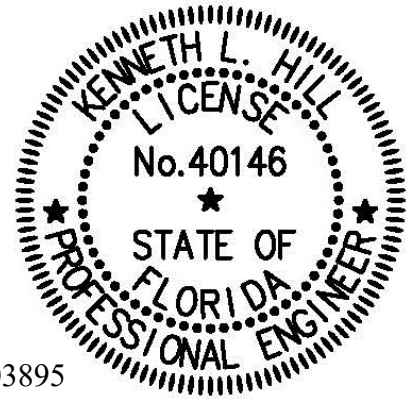
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies 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 ,

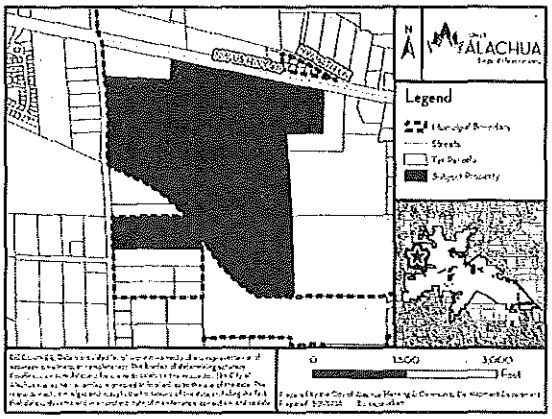
Stella Burnham

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.

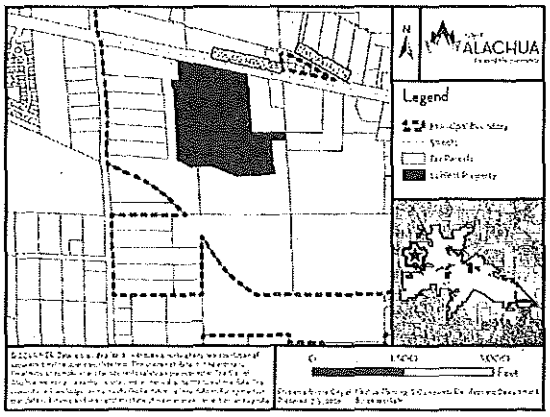
(Published: Alachua County Today - May 28, 2026)

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.



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

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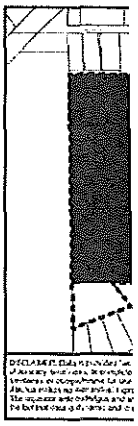

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City of ALACHUA
the good life community

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RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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

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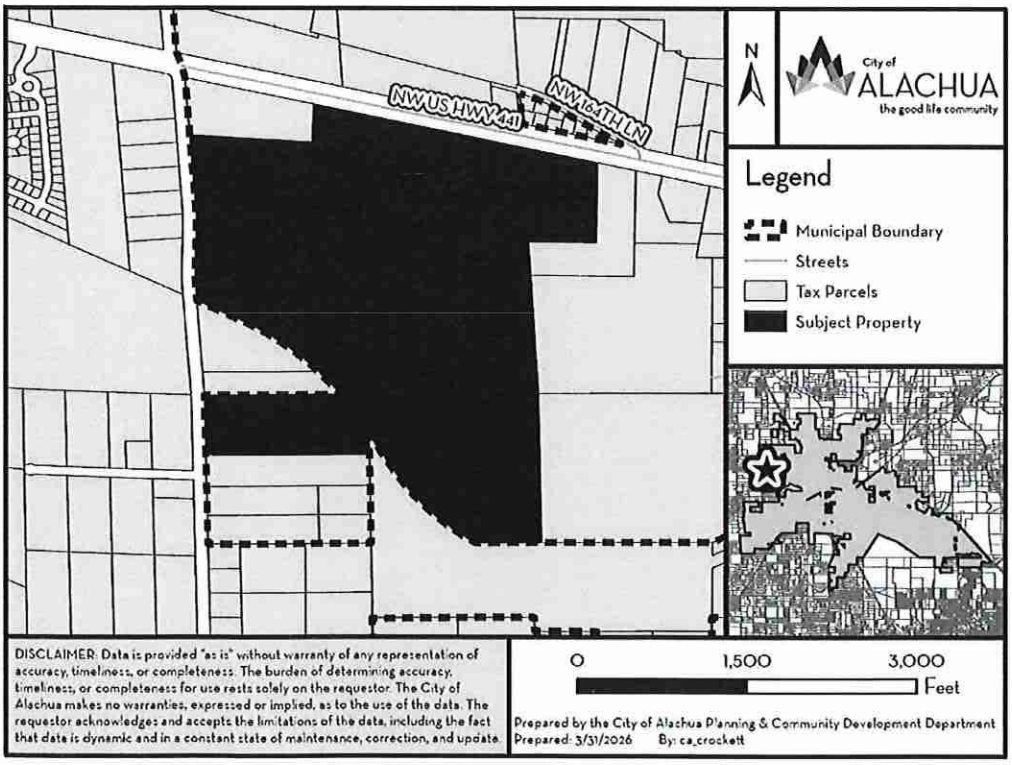

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03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

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

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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

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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

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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
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Utilisez le gabarit Avery 5160

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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

Pat: avery.com/patents

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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 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

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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

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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

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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

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CITY OF ALACHUA

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PROJECT NAME: Farmland's 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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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)

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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 22, 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 sign any necessary documents to effectuate 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.

This turn lane will greatly reduce the probability of accidents, particularly ones that could involve city heavy equipment turning off US 441 towards the Public Services Operation Center.

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

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" LIMEROCK 10"	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

29

JOHN C. HIPP CONSTRUCTION
EQUIPMENT COMPANY
P.O. BOX 1000
ALACHUA, FL 32616

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: June 22, 2026
SUBJECT: Approval of the May 18, 2026, City Commission Meeting Minutes.
PREPARED BY: Janet Knapp, Assistant Deputy City Clerk
RECOMMENDED ACTION:
Approve the May 18, 2026, City Commission Meeting Minutes.

Summary

Approval of the May 18, 2026, City Commission Meeting Minutes.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 26.05.18.M.CCM

Regular City Commission Meeting Minutes
May 18, 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:Delia White, Dan Rittenhouse, Jim Curington, Dan Martin, Bill Carnicom, Gloria Gould, Robyn Miller, Connie Meyer, Tiffany Cole, Bill Smith, Madalene Rhyand, Jackson Kalogiros-Pepper, Hannah Letzeler, Giovani Correjd, John Havlik, Josh Cooper, Vick P., Tom Hubbard, D. McBride, Benton Willis, Marsha Foreman, Caider Serkoza, Garvin Klein, Hans Havlik, Mohini Chacon, Ross Hartley, Melanie Murray, Forest Sheffer, Lisah Rankin, Carol Johnson, Tamara Robbins, Eric Atria, Alexander Philip, Umesh Sharma
STAFF ATTENDING: Robert Bonetti, Kenyata Curtis, Jack Hansen, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jesse Sandusy, Bryan Thomas, Cap Wilson, David Wisener, Carl Newsome, Parker Stevens, Jeanene Carrillo, Lynn Hayes

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-6:01 p.m.

Shirley Green Brown, Commissioner - Absent

INVOCATION

Minister Jon Rappa, First Baptist Church of Alachua

PLEDGE TO THE FLAG

Walter Welch, Mayor

APPROVAL OF THE AGENDA

Vice Mayor Jennifer Ringersen moved to approve the agenda; seconded by Commissioner Jackson Youmas.

Passed 4-0 by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Jacob Fletcher moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Youmas.

Passed 4-0 by unanimous consent.

I. SPECIAL PRESENTATIONS

A) UPDATE ON SB 180 TRAINING AND LITIGATION

Scott Walker, City Attorney, Update on SB 180 Training and Litigation, 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)

Eric Atria, Dan Rittenhouse, Faith Randall, Alexander Philip, Caider Sekoza, Forest Sheffer, Gloria Gould, Catherine Viola, Umesh Sharma, Garvin Klein, Jess Elliott, Tiffany Cole, Tamara Robbins,
Delia White, Melanie Murray, John Havlik, Robyn Miller, Madalene Rhyand

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) 2026-2027 CITY COMMISSION BOARD AND COMMITTEE ASSIGNMENTS

Rodolfo Valladares, City Manager, 2026-2027 City Commission Board and Committee Assignments staff report - filed.

Commissioner Fletcher moved to table this item; seconded by Commissioner Youmas.

Passed by Unanimous Consent

IV. PUBLIC HEARINGS AND ORDINANCES

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

V. AGENDA ITEMS

A) REQUEST FOR JOINT MEETING WITH THE ALACHUA COUNTY SCHOOL BOARD

Rodolfo Valladares, City Manager, Request for Joint Meeting with the Alachua County School Board staff presentation - filed.

City Manager Valladares to draft a letter to the Alachua County School Board and present a draft to the Commission.

Commissioner Fletcher moved to have a joint meeting between the Education Task Force (ETF) and the City Commission, scheduled by City Manager Valladares, before June 8, 2026; seconded by Vice Mayor Ringersen.

Passed 4-0 by roll call.

B) RESOLUTION 26-07: AMENDING THE FISCAL YEAR 2025-2026 GENERAL FUND BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE GENERAL FUND ALACHUA POLICE DEPARTMENT BUDGET TO APPROPRIATE REVENUE AND EXPENSES RELATED TO AN ONLINE STING OPERATIONS GRANT PROGRAM AWARD RECEIVED FROM THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT.

Robert Bonetti, Finance and Administrative Services Director, Resolution 26-07 staff report - filed.

Commissioner Fletcher moved to adopt Resolution 26-07; seconded by Commissioner Youmas.

Passed 4-0 by roll call

C) 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; FIRST READING)

Parker Stevens, Planner, Ordinance 26-08 staff report - filed.

Commissioner Fletcher moved to adopt Ordinance 26-08 upon first reading and schedule the second and final reading of Ordinance 26-08 for June 8, 2026; seconded by Vice Mayor Ringersen.

Passed 4-0 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.)

Bryan Buescher, Umesh Sharma, Jackson Kaligiros-Pepper

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Vice Mayor Ringersen moved to adjourn; seconded by Commissioner Fletcher.

Passed unanimously 4-0

Meeting adjourned at 8:53 pm

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, CITY COMMISSION MEETING MINUTES.

B) STANLEY UTILITY CONTRACTOR INC. WORK ORDER

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____
Walter Welch, Mayor

Handouts

Commission Meeting

May 18, 2026

Section 1: Information provided by Commissioner Fletcher on behalf of a resident

Section 2: COA Chart Residential Pipeline - Public Speaker, Bryan Buescher

Section 3: Data Center Information - Public Speaker, Faith Randall

Copies provided to the Commission and Deputy City Clerk

Date: 5/21/26

All nature is but art,
Unknown to thee,
All chance, direction
Which thou canst not see,
All Discord, harmony
Not understood,
All partial evil,
Universal good.

-Alexander Pope

Project Gutenberg's Autobiography of Benjamin Franklin, by Benjamin Franklin

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Title: Autobiography of Benjamin Franklin

Author: Benjamin Franklin

Editor: Frank Woodworth Pine

Illustrator: E. Boyd Smith

Release Date: December 28, 2006 [EBook #20203]

Language: English

Character set encoding: ASCII

*** START OF THIS PROJECT GUTENBERG EBOOK AUTOBIOGRAPHY OF BENJAMIN FRANKLIN ***

Produced by Turgut Dincer, Brian Sogard and the Online Distributed Proofreading Team at http://www.pgdp.net

Before I enter upon my public appearance in business, it may be well to let you know the then state of my mind with regard to my principles and morals, that you may see how far those influenc'd the future events of my life. My parents had early given me religious impressions, and brought me through my childhood piously in the Dissenting way. But I was scarce fifteen, when, after doubting by turns of several points, as I found them disputed in the different books I read, I began to doubt of Revelation itself. Some books against Deism[52] fell into my hands; they were said to be the substance of sermons preached at Boyle's Lectures. It happened that they wrought an effect on me quite contrary to what was intended by them; for the arguments of the Deists, which were quoted to be refuted, appeared to me much stronger than the refutations; in short, I soon became a thorough Deist. My arguments perverted some others, particularly Collins and Ralph; but, each of them having afterwards wrong'd me greatly without the least compunction, and recollecting Keith's conduct towards me (who was another free-thinker), and my own towards Vernon and Miss Read, which at times gave me great trouble, I began to suspect that this doctrine, tho' it might be true, was not very useful. My London pamphlet, which had for its motto these lines of Dryden:[53]

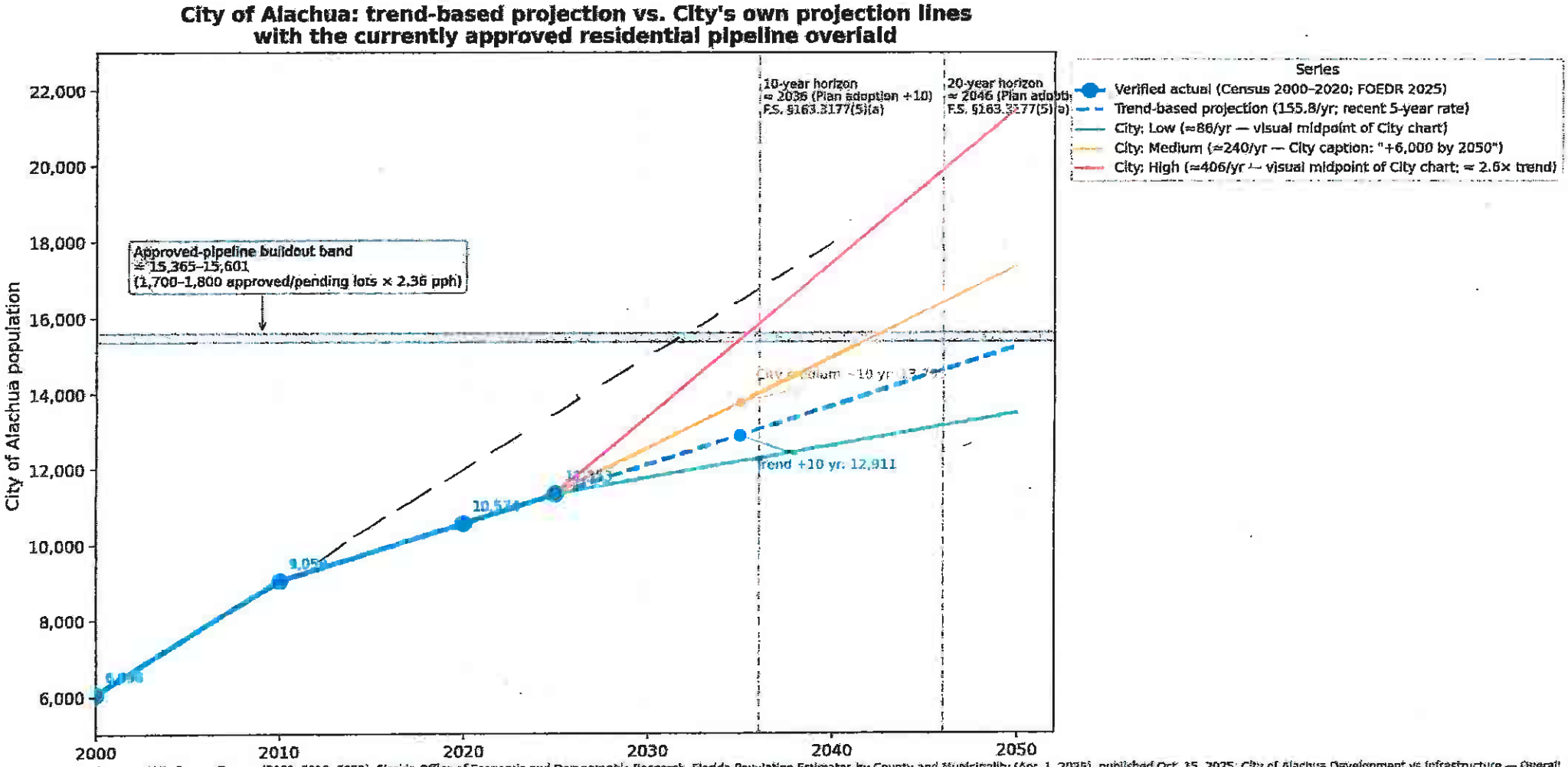
"Whatever is, is right. Though purblind man
Sees but a part o' the chain, the nearest link:
His eyes not carrying to the equal beam,
That poises all above;"

and from the attributes of God, his infinite wisdom, goodness and power, concluded that nothing could possibly be wrong in the world, and that vice and virtue were empty distinctions, no such things existing, appear'd now not so clever a performance as I once thought it; and I doubted whether some error had not insinuated itself unperceiv'd into my argument, so as to infect all that follow'd, as is common in metaphysical reasonings.

[52] The creed of an eighteenth century theological sect which, while believing in God, refused to credit the possibility of miracles and to acknowledge the validity of revelation.

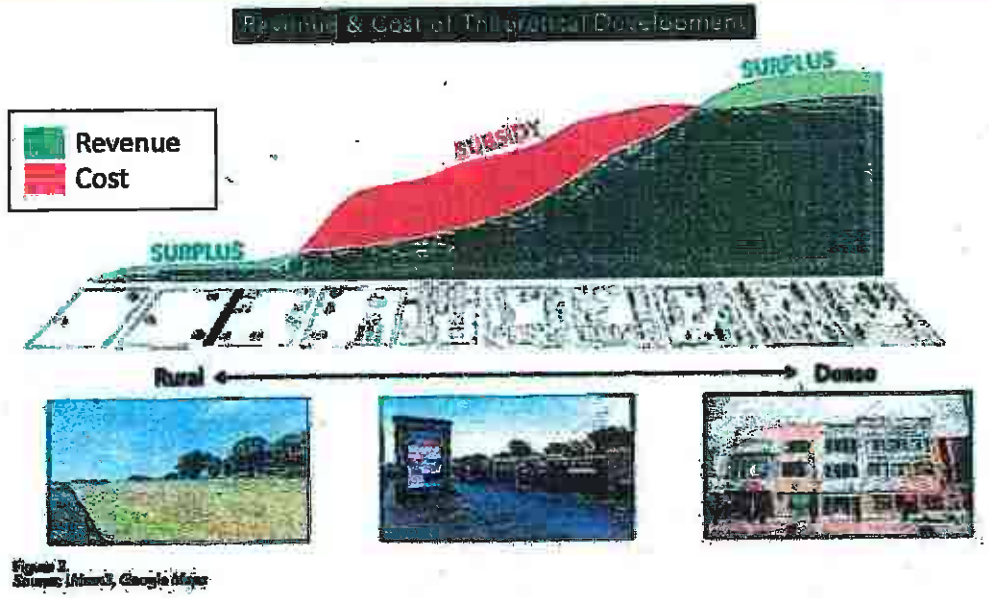
[53] A great English poet, dramatist, and critic (1631-1700). The lines are inaccurately quoted from Dryden's OEdipus, Act III, Scene I, line 293.

I grew convinc'd that _truth_, _sincerity_ and _integrity_ in dealings between man and man were of the utmost importance to the felicity of life; and I form'd written resolutions, which still remain in my journal book, to practice them ever while I lived. Revelation had indeed no weight with me, as such; but I entertain'd an opinion that, though certain actions might not be bad _because_ they were forbidden by it, or good _because_ it commanded them, yet probably these actions might be forbidden _because_ they were bad for us, or commanded _because_ they were beneficial to us, in their own natures, all the



Sources: U.S. Census Bureau (2000, 2010, 2020); Florida Office of Economic and Demographic Research, Florida Population Estimates by County and Municipality (Apr. 1, 2025), published Oct. 15, 2025; City of Alachua Development vs Infrastructure — Overall Finding (City staff document) for the approved-pipeline figure (1,700–1,800 residential lots in approved/under-review/received status × 2.36 persons per household). Trend rate = +779 / 5 yrs = 155.8 residents per year (FOEDR-derived). City Low and High projection lines are visual midpoint estimates read from the City's printed projection chart; the City has not published numeric endpoint values on the displayed board. Statutory horizon lines anchored to the City's December 2026 Plan-adoption date per the City's published Evaluation & Appraisal timeline.

TND Purpose – Efficient Land Use



Urban 3, 1000 Friends of Florida, UF CLCP, Live Wildly. (2024, November). *Economics of Development in Florida.* https://1000fof.org/priorities/fiscal/

The Hidden Dangers of Data Centers

Delaware City Mega Data Center Factsheet

With the alarming increase in data centers across the country, we are witnessing the staggering impacts these facilities have on everything from regional grids and residential utility bills to the water supply and air quality of surrounding communities. While data centers are undoubtedly a part of our daily tech-filled lives, it is essential for Delawareans to understand the harm of data center buildout continuing in an unsustainable manner.

What is a data center?

- A data center can refer to a building or group of buildings that house servers, hardware, networking equipment, and other computing technologies.
- Data centers come in a wide variety of sizes and uses to match. There are smaller data centers that store information for research purposes and large ones that run cloud computing for industries such as Meta, Amazon, and Google.
- The servers and computing technologies that comprise data centers generate substantial amounts of heat 24/7, with most relying on freshwater resources to cool themselves. Due to the sensitivity of the technology, those who are dependent on air or liquid cooling have to use purified (drinking) water.
- Due to the energy-intensive nature of cloud computing, artificial intelligence (AI), and cryptocurrency mining, data centers sharply increase demand on the regional grid where they are located. This drives up demand and prices of energy in the region, which will be reflected in the energy bills of both residential and business customers.

What are the top three concerns around data centers?

- Data centers use a massive amount of energy, which can and have dramatically increased electricity costs for residential and business customers in the region by pulling energy off the regional grid (PJM) markets. These impacts can be even larger in the states where they develop, but a hyper-scale data center anywhere in the PJM footprint can have negative consequences for the region. **Residents should be asking where the power is coming from and how ratepayers will be protected from price increases.**
- Data centers use millions of gallons of water a day to keep the electronics inside from overheating. They have to use purified water, so they usually pull from the same sources that residences and businesses use. **Residents should be asking where the water will come from and how it will be treated and discharged.**
- Data centers produce noise that can be heard up to two miles from the facility, with the worst noise being up to 3000 feet from the facility. The noise can have significant health implications for nearby residents and wildlife, and the low-frequency noise from the cooling fans cannot be blocked using traditional sound barriers. **Residents should ask how the project will eliminate noise impacts on nearby housing.**

What is the data center campus proposed for Delaware?

- In June 2025, a permit was submitted for a data center facility that would use 1.2 gigawatts (GW) of energy, take up more than 6 million gross square feet, and have 2 campuses on either side of Red Lion Creek with 11, 2-story buildings
  - 1 Gigawatt (GW) is a BILLION watts, and the Hoover Dam produces about 2 GW of power a year
  - 1.2 GW is more than twice the amount of energy used by all the homes in Delaware
  - Bringing this data center online would be the equivalent of taking the Salem/Hope Creek Power Nuclear Plant, or about half of all the natural gas power Delaware currently produces, out of the PJM energy markets, leaving Delaware residents and businesses to pay more for electricity.
- The northern portion would need a zoning change to industrial or heavy industrial. Part of this site is situated in a sensitive wetland and mature forests. The southern portion would be allowed as "by right" under current county zoning.
- In addition to the Refinery, plans are underway for around 410,000 square feet of proposed warehouses in the immediate area and another 6 million square feet within a few miles of the facility.

The Hidden Dangers of Data Centers

Delaware City Mega Data Center Factsheet

Environmental Impact

- Despite some parcels of the land being used for agriculture, portions of the site feature over 40 acres of wetlands and both mature and immature forest land (County Rating of Tier 2 and 3 forests). These features are crucial for maintaining air quality, mitigating floods, and preserving wildlife habitats.
- The suburban zoned parcel on which this is being proposed is already identified as a flood hazard. The construction of this center would increase the amount of impervious land and reduce the amount of water that naturally seeps back into the ground after flooding events, impacting local stormwater management.
    - The Red Lion Watershed, where the parcel is identified, already has a D+ rating. This means that the state is actively trying to repair the watershed. Red Lion Creek has already experienced several flash flooding events in 2025.
- The average air-cooled data center uses about 1.9 liters of water (.475 gallons) per kWh for cooling. Based on the projected size of this data center, it would use just between 4.35 and 4.75 billion gallons of water per year for cooling. About 80% of this water evaporates, and the other roughly billion gallons need to be treated at a local wastewater treatment plant, many of which are already struggling to keep pace with current growth.
- Data centers also indirectly use approximately 1.2 gallons of water per kWh for energy production. This would mean that for a project of this size, over 10 billion gallons of water are used annually for energy production.
- Data centers require 24/7 power to operate and must have backup generators on site that can handle 100% of their capacity. Although these can be storage technologies, such as hydrogen or batteries, most data centers opt for diesel generators, which generate noise and air pollution as they run.
    - A typical data center has up to 54, trailer-size, one to three megawatt (MW) diesel (occasionally gas) powered generators to serve as an emergency power source. These generators are tested monthly and run during power outages; however, communities living near data centers across the country report that some generators operate 24/7.

Utility Impacts

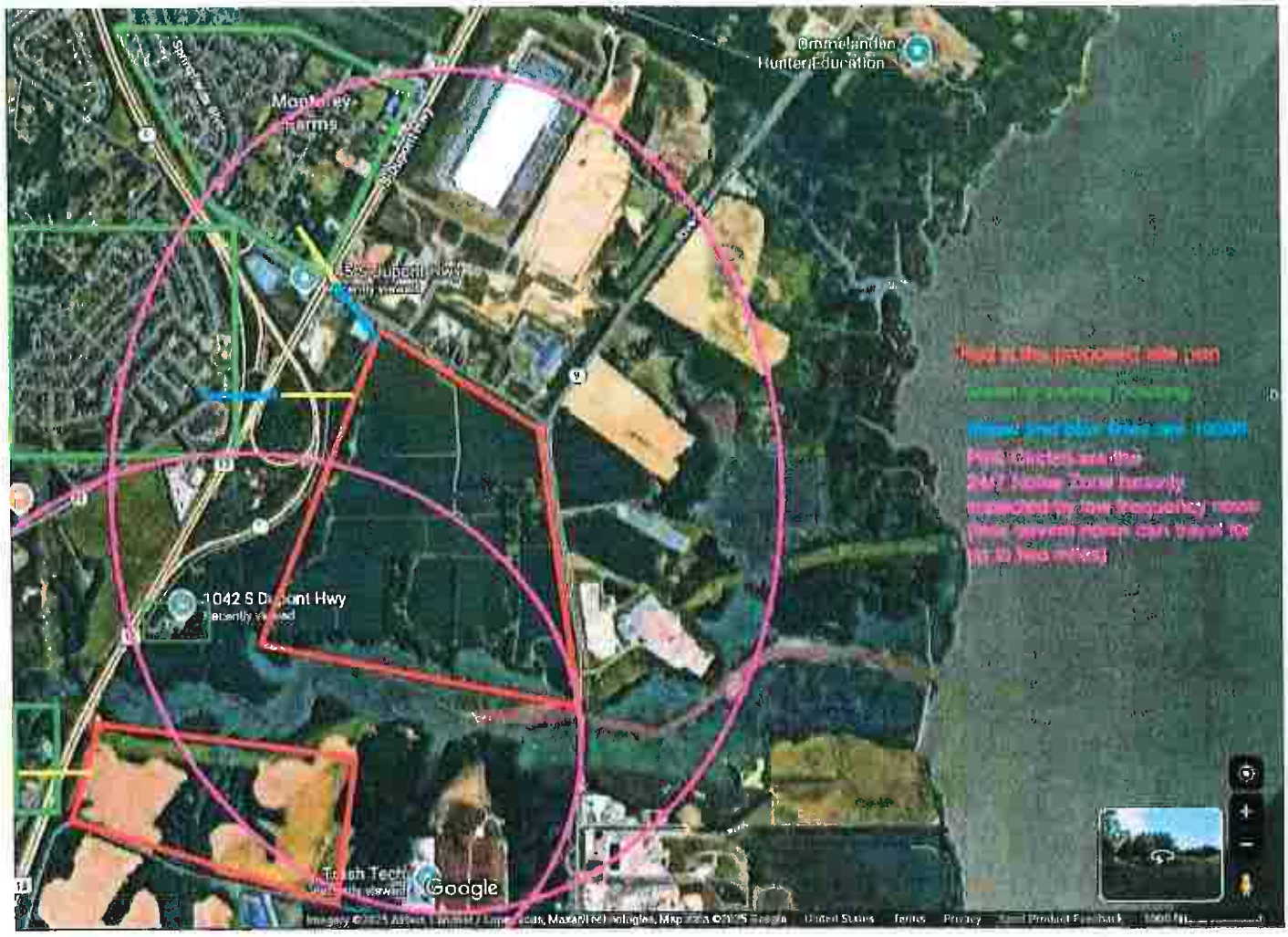
An important fact to consider is that Delaware is in one of many "import zones" within the PJM footprint (our regional grid). That means we use more power than we produce, so we have to import power from areas of the grid that produce more than they need. This is not inherently a problem, but it does impact the planning and costs for new or expanded energy needs in the area.

- Adding a large increase in energy demand in an "import zone" will cause energy prices to increase from:
    - Increased from transmission congestion (too much power on too few transmission lines)
    - Increased capacity auction costs (in other areas with large data centers, this has led to double and triple-digit increases on monthly residential energy bills)
    - Increased transmission infrastructure needed to bring in additional energy
    - Decreased availability of energy on the regional market for utilities to purchase for other customers
- Since the project is proposed in the Coastal Zone, building a traditional power plant on site is prohibited under current law. Power will come from the grid in one way or another. Given that PJM has already flagged a potential for a power shortage in energy and capacity across the entire PJM footprint, adding this large energy user will have a profoundly negative impact on the energy markets in our region.
- There are currently no protections to shield Delawareans from having to pay for additional transmission upgrades for a large data center.
- In July, all states in the region have seen higher electric bills from unsustainable growth in demand, primarily driven by data centers. In Delaware, the impact was approximately $10 per month on average. However, states with these large data centers saw increases ranging from $60 to over $100 per month on residential electric bills. The most recent capacity auction saw the price for our DPL region increase by 263% due mainly to data center growth in the region.

The Hidden Dangers of Data Centers

Delaware City Mega Data Center Factsheet

Noise



- Red is the proposed site plan
- Green is existing housing
- Yellow and Blue lines are 1000ft each
- Pink circles are the 24/7 Noise Zone heavily impacted by low frequency noise (less severe noise can travel for up to 2 miles)

- The diesel generators can produce loud noise for nearby residents, and the air cooling fans at data centers run 24/7 and can produce a low "hum" or "drone" sound that is noticeable to people nearby.
- There are also several reports of constant, low-frequency noise from the cooling fans, which can have noticeable impacts on homes even up to 3,000 feet from the facility.
    - This low-frequency noise affects the brain even when it is inaudible, disturbing sleep patterns, causing nightmares and migraines, and impacting both mental and cardiovascular health, as well as causing significant stress for both people and wildlife.
    - These impacts are not avoided with traditional sound buffers or trees and require total enclosures of cooling technology to address
    - There are 2 communities, Rutledge and Monterey Farms, multiple single homes, faith centers, a child care center, and other places of interest for the community 500 - 1,500 feet from the facility

The Hidden Dangers of Data Centers

Delaware City Mega Data Center Factsheet

Where are the proposed parcels?

- Parcel ID: 10-049.00-073 is currently zoned "S" Suburban but identified in the New Castle Comprehensive Plan 2050 as a future Business Flex zoning, and would require a change to "I" Industrial zoning in order for a data center to be built
- Parcel ID: 12-002.00-025 is identified as "South Campus". That is zoned heavy industrial, which means that the plan would be allowed "by right" under current zoning laws.

So, how do we do this right?

It is crucial that we continue collaboration with other states to pressure PJM to assist state agencies and utilities obtaining the necessary data and modeling to provide adequate load planning and cost allocations. States should also require PJM to establish a new interconnection process to help manage load growth across the PJM footprint and ensure proper protections are in place for consumers.

Areas of high energy demand like data centers should seek to provide their own energy, and structure their operations to avoid negative noise and environmental impacts on the surrounding communities and environment. We must ensure that ratepayers and citizens are not paying the price for this economic growth.

With proper community engagement, environmental and energy regulation and policy, and sustainable building principles, there is a way to get the job creation and tax revenue that data centers can bring without having severe impacts on community members, the electric grid, or the environment.

Sources:

https://journals.lww.com/nohe/fulltext/2004/06230/low_frequency_noise_and_annoyance.6.aspx#:~:text=An%20approximate%20estimate%20is%20that,group%20which%20generates%20many%20complaints

https://www.eesi.org/articles/view/data-centers-and-water-consumption.

https://dnrec.delaware.gov/watershed-stewardship/wetlands/assessments/red-lion/

https://ceds.org/datacenter/

https://www3.newcastlede.gov/PDFDocument/default.aspx?DocumentID=80;FC40FF5826FBF7107D10260598B6C0724428DD1196872F86C5E68CE881F951C295991F471021F2CD6542378DED803576&x=temp.pdf

https://spotlightdelaware.org/2025/07/20/proposed-delaware-data-center-energy/

https://www3.newcastlede.gov/project/details/default.aspx?ProjectKey=826803

https://www3.newcastlede.gov/project/details/default.aspx?ProjectKey=826789

The Floridan aquifer is an underground system of caves and porous rock that stretches across 100,000 square miles and produces 1.2 trillion gallons of water every year.

Florida rests on a bedrock made of limestone that formed when the state still lay under a shallow, warm sea. This sedimentary rock was made by the compression of calcareous (made of calcium) matter, like marine shells, corals, and skeletons, over the course of millions of years. Once the ancient sea receded from the peninsula that is now Florida, a thick limestone layer was revealed.

Over time, naturally acidic rainwater has slowly dissolved this limestone layer, peppering it with holes, tunnels, and caverns. This kind of geology is called "karst," and is marked by formations that you can see across Florida, including sinkholes and caves.

The ancient sea, limestone layer, and resulting karst topography, have paved the way for the Floridan aquifer, which holds and circulates water throughout the state. Some of this water has been dated to 26,000 years old, a relic of a time before people even arrived on the land that is now Florida.

How is the aquifer recharged?

The aquifer is continuously "**recharged**," or replenished, with rainwater that slowly filters through the ground. It supplies drinking water for about 90% of Florida's population, making it an invaluable, and irreplaceable, resource. It also feeds over a thousand springs across the state, which are iconic Floridian landscapes supporting wildlife, recreation, and more.

What's going on?

The Floridan aquifer continues to face many threats today, including:

1. Overexploitation:

Aquifer resources are actively being overexploited for agriculture, personal irrigation, industry, and more. Half of all public supply water drawn from the aquifer goes directly to irrigate private lawns. As a result, springs around the state have diminished in volume and strength, and drinking water availability may be affected in the future. Silver Springs, which was once the strongest flowing spring in the state, has slowed by over 30% in the last century, largely due to aquifer over extraction.

2. Contamination

Florida's growing population and expanding development have also led to statewide losses of natural drainage areas, like wetlands, and an increase in impermeable surfaces, like parking lots. Paved areas increase stormwater runoff, allowing it to collect contaminants and dump them into the environment. Too much runoff can also prevent rainwater from replenishing the aquifer by directing it into other water bodies.

3. Saltwater Intrusion:

As more freshwater is extracted, there is room for underlying saltwater to rise and infiltrate, or "intrude" into the aquifer. This saltwater intrusion is worsened when sea levels rise and exert more pressure on the aquifer from below. Increased salinity in our water sources negatively impacts soil heath and agricultural practices,

What can you do?

To help protect the Floridan aquifer and encourage aquifer recharge, you can:

- **Reduce or eliminate fertilizers and pesticides** in your yard to prevent contaminants from entering the environment.
- **Build a rain garden** in your yard to decrease stormwater runoff and encourage natural drainage and filtration of rainwater.
- **Reduce or eliminate irrigation** in your yard to save water!

Information from UF IFAS, North Florida Land Trust, St. John's River Water Management District, USGS, Argonne National Laboratory, Florida Department of Environmental Protection, Suwannee River Water Management District, Florida Department of State, and Blue Water Audit.

Images from Canva Pro.

Posted In:

- Earth to Florida
- Student Products
- Swamp for the Springs
- Tell Me About

Tagged:

- aleida wells
- aquifer
- florida springs

The University of Florida Thompson Earth Systems Institute is **advancing communication and education about Earth systems science in a way that inspires Floridians to be effective stewards of our planet.**

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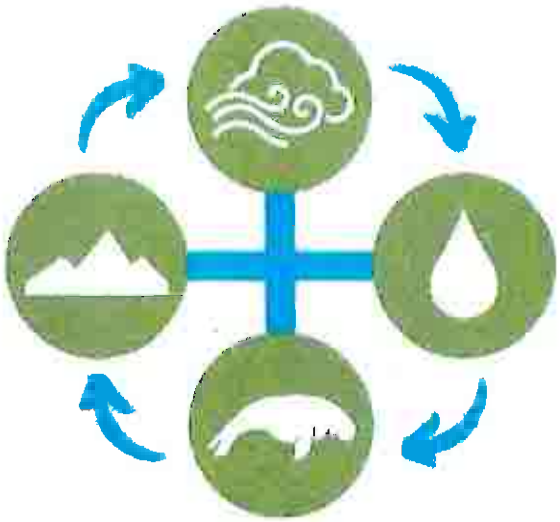

What is Earth systems science? The study of the interactions among air, water, land and life on Earth, and how these systems are influenced by human activities.

Only by understanding how the Earth's systems interact will we be poised to fully comprehend the ways human activity affects the natural environment in which we live.

Florida is on the front lines of massive Earth systems changes that are affecting our environment, our economy and our way of life.

Now more than ever, science-based information needs to be communicated in a way that resonates with all Floridians so they can make informed decisions about their natural resources.

Part of the Florida Museum of Natural History, our vision is to lead the way to a healthier planet by cultivating a responsible and curious society that values, trusts and has access to science.

Sea level rise

Harmful algal blooms

Biodiversity loss & invasive species

Extreme heat & storms

TESI Programs

K-12 Teacher and Classroom Programs

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Drought Conditions for Alachua County

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247,336
people in Alachua County are affected by drought

No change since last week
No change since last month

100%
of people in Alachua County are affected by drought

No change since last week
No change since last month

1st
driest April on record, over the past 132 years

2.68
inches from normal

1st
driest year to date over the past 132 years (January-April 2026)

9.62
inches from normal

Current Conditions for Alachua County

U.S. Drought Monitor

Legend

Drought & Dryness Categories

% of Alachua County

D0 - Abnormally Dry	0%
D1 – Moderate Drought	0%
D2 – Severe Drought	0%
D3 – Extreme Drought	65.60%
D4 – Exceptional Drought	34.40%
Total Area in Drought (D1–D4)	100.00%

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DATA VALID: 05/12/26

Data Centers Are Contributing to PFAS Forever Chemical Pollution

By Andie May Hardin (/authors/andie-may-hardin) (mailto: eesi@eesi.org)

April 9, 2026

Key Takeaways:

- The potential negative impacts of data center expansion on carbon emissions (https://www.eesi.org/articles/view/data-center-energy-needs-are-upending-power-grids-and-threatening-the-climate), water usage (https://www.eesi.org/articles/view/data-centers-and-water-consumption), and electricity bills (https://www.eesi.org/articles/view/data-center-power-demands-are-contributing-to-higher-energy-bills) are relatively well documented. But their potential PFAS pollution, both direct and indirect, is less well known.
- PFAS, also known as forever chemicals, are very durable and accumulate (https://www.sciencedirect.com/science/article/pii/S004896972408495X)—in both the environment and the body—over time, posing real concerns for long-term human and ecological health.
- Data centers host tens of thousands (https://medium.com/venturevine/data-centers-b145337612d8) of servers that run 24/7 in order to keep virtual networks, cloud storage, and computing in operation. Such servers require semiconductors, cooling systems, and fire suppressants—all sources of PFAS forever chemicals.
- Many emerging technologies hold promise in terms of destroying PFAS, but they are energy intensive and expensive. This brings up the ongoing debate over who should bear the cost of potential solutions.

EESI Data Center Resources

See all of our articles on the impacts of data centers, including their energy needs, water usage, noise pollution, and contribution to higher energy bills:
The Environmental Impacts of Data Centers (Article Series) (https://www.eesi.org/data-center-impacts)

All EESI Data Center Resources (https://www.eesi.org/page/Data+Centers)

As the use of artificial intelligence (AI) continues to rise across the country, data centers have expanded and multiplied in tandem to accommodate AI's massive workload demands. These data centers host tens of thousands (https://medium.com/venturevine/data-centers-b145337612d8) of servers that run 24/7 in order to keep virtual networks, cloud storage, and computing in operation. Such servers require cooling systems, semiconductors, and fire suppressants—all sources of PFAS forever chemicals.

Perfluoroalkyl and polyfluoroalkyl substances (https://www.eesi.org/papers/view/issue-brief-the-state-of-pfas-forever-chemicals-in-america-2024), commonly known as PFAS, form a group of more than 15,000 (https://www.niehs.nih.gov/health/topics/agents/pfc#:~:text=PFAS%20are%20a%20group%20of,an%20unknown%20amount%20of%20time.) synthetic chemicals best known for their applications in non-stick, water- and grease-resistant, and firefighting products. The chemical structures that make them suitable for such uses, carbon-fluorine bonds, are among the strongest known chemical bonds (https://www.niehs.nih.gov/sites/default/files/health/materials/perfluoroalkyl_and_polyfluoroalkyl_substances_508.pdf) and are therefore resistant to breaking down in the environment—a property that has earned PFAS the nickname "forever chemicals." These forever chemicals are present in our air, soil, drinking water, and overall food chain (https://www.sciencedirect.com/science/article/pii/S004896972408495X).

Due to their durability, PFAS accumulate (https://www.sciencedirect.com/science/article/pii/S004896972408495X)—in both the environment and the body—over time, posing real concerns for long-term human and ecological health. When these forever chemicals enter the body, they accumulate in human tissue instead of being metabolized by the body like other contaminants. This bioaccumulation has toxic effects (https://www.niehs.nih.gov/health/topics/agents/pfc) especially for the liver, blood, and kidneys. Researchers have found that PFAS impact fetal

growth, organ development, reproductive health, and other biological processes, and have been linked (https://dceg.cancer.gov/research/what-we-study/pfas) to high rates of cancer. Studies show that most Americans (https://www.atsdr.cdc.gov/pfas/data-research/facts-stats/index.html) have some level of PFAS in their blood.

Data Centers and PFAS

The potential negative impacts of data center expansion on carbon emissions (https://www.eesi.org/articles/view/data-center-energy-needs-are-upending-power-grids-and-threatening-the-climate), water usage (https://www.eesi.org/articles/view/data-centers-and-water-consumption), and electricity bills (https://www.eesi.org/articles/view/data-center-power-demands-are-contributing-to-higher-energy-bills) are relatively well documented. But their potential PFAS pollution, both direct and indirect, is less well known.

Data centers primarily use PFAS to cool their servers (https://www.theguardian.com/environment/2025/oct/04/pfas-pollution-data-centers-ai) and to suppress fires. Direct PFAS pollution from data centers is difficult to ascertain and likely limited because cooling systems generally run as closed loops. But manufacturing companies that produce the PFAS materials used in data centers have historically emitted PFAS, which harms communities and ecosystems near their facilities. Chemours is one of the largest global producers of PFAS (https://chemsec.org/reports/the-top-12-pfas-producers-in-the-world-and-the-staggering-societal-costs-of-pfas-pollution/) and one of the biggest suppliers of PFAS materials for data center coolants (https://www.chemours.com/en/pfas-advocacy/data-centers) and semiconductor production (https://www.chemours.com/en/pfas-advocacy/semiconductors) (semiconductors are used to make the microchips deployed in data centers in vast quantities). The company aims to expand production of its PFAS materials, in particular resin for semiconductor manufacturing (https://www.manufacturingdive.com/news/chemours-plans-teflon-pfa-forever-chemicals-plant-expansion-west-virginia/724609/), to accommodate the growth of data centers (https://www.theguardian.com/environment/2025/oct/04/pfas-pollution-data-centers-ai) across the country. This will likely have repercussions on the environment. In North Carolina, airborne PFAS emissions from Chemours operations have contaminated more than 7,000 drinking water wells (https://onlinelibrary.wiley.com/doi/full/10.1002/wer.11091), according to researchers.

Another concern is the large amount of e-waste produced by data centers, due to the constant development of faster microchips. Discarded microchips and other electronic equipment often end up in landfills (https://www.epa.gov/international-cooperation/cleaning-electronic-waste-e-waste), where they can release chemicals, including PFAS (https://www.sciencedirect.com/science/article/abs/pii/S0301479722008647), into the environment. Public and environmental health measures are needed to ensure that the disposal of these harmful chemicals does not affect surrounding environments.

Cooling Technology

Data center servers generate large amounts of heat as they operate. Coolants serve to prevent (https://www.eli.org/vibrant-environment-blog/ais-cooling-problem-how-data-centers-are-transforming-water-use) the equipment from overheating and breaking down. Historically, water (https://www.eesi.org/articles/view/data-centers-and-water-consumption) has been the go-to coolant. But as 45% (https://www.naturefinance.net/wp-content/uploads/2025/02/NavigatingAIsThirstInAWaterScarceWorld.pdf) of data centers are sited in water-stressed regions, operators have increasingly been looking to alternative cooling solutions. Two-phase immersion cooling (https://grist.org/accountability/the-trump-administrations-data-center-push-could-open-the-door-for-new-forever-chemicals/) has become particularly popular for being cost effective and highly energy efficient. This technology, however, uses carbon and fluorine, the building blocks for several types of PFAS. These particular PFAS, furthermore, break down into trifluoroacetic acid (https://chemrxiv.org/doi/full/10.26434/chemrxiv-2024-0djqt-v3), a toxic chemical linked to reproductive health risks.

Fire Suppression

Between the high heat radiating from servers and the sheer volume of electrical equipment inside them, data centers are ripe environments for fire risk. Analysis (https://www.sciencedirect.com/science/article/pii/S095042302500350X#sec1) of fire outbreaks at data centers since 2021 has identified causes such as lithium-ion battery failure in semiconductors, water damage of electrical equipment, and other equipment failures. To mitigate risk, data centers require specialized fire suppression systems. Clean agent fire suppression systems (https://www.firetrace.com/fire-protection-blog/clean-agent-fire-suppression-systems) are typically used over water-based systems due to their non-conductive, residue-free properties, whereas water-based systems can damage servers. FM-200 and Novec 1230 are common fire-suppressing clean agents—and scientists classify both as PFAS (https://www.gravel2gavel.com/pfas-hfcs-chemicals-data-center-industry/).

In 2022, the U.S.-based manufacturing conglomerate 3M announced (https://envirotechint.com/navigating-the-end-of-3ms-novec-line-what-it-means-and-how-to-prepare/) that it would stop producing PFAS, including Novec 1230, by the end of 2025 (it has since confirmed that it has ended all PFAS manufacturing (https://www.3m.com/3M/en_US/pfas-stewardship/uses-applications/#:~:text=3M%20completed%20its%20exit%20of%20PFAS%20manufacturing%20at%20the%20end%20of%202025.)). This shift by a major industry leader towards alternative fire suppression solutions may signal the industry as a whole is pivoting to PFAS-free options.

Addressing Omnipresent PFAS Is a Challenge

Matt Dunn, a PFAS scientist at Tetra Tech, states that PFAS regulation represents a unique struggle due to how widespread the chemicals are. Since PFAS are in everyday products that are used by every American, from food to bath products, the question becomes: where do you draw the line? "Do you go after the user, or do you go after the manufacturer," asks Dunn. "And understanding the difference there is very important."

Many emerging technologies hold promise in terms of destroying PFAS (https://cen.acs.org/environment/persistent-pollutants/Competition-destroy-forever-chemicals-heats/102/i7), but they are energy intensive and so expensive. This cost then brings up the ongoing debate over who should bear the cost of potential solutions.

Northern States Leading the Way

In 2021, Maine became the first state (https://cen.acs.org/environment/persistent-pollutants/Worlds-first-ban-products-PFAS/99/web/2021/07) to progressively ban products containing PFAS (https://www.maine.gov/dep/spills/topics/pfas/PFAS-products/) with *An Act to Stop Perfluoroalkyl and Polyfluoroalkyl Substances Pollution* (Public Law 2021, c. 477). Maine prohibits the sale of PFAS products in numerous industries with effective dates from 2026 to 2040. While coolants containing PFAS will be banned starting in 2040, semiconductors and firefighting foam are not affected by this law.

Minnesota's *Amara's Law* (Minnesota Statute § 116.943 (https://www.revisor.mn.gov/statutes/cite/116.943)) requires the state's pollution control agency to regulate intentionally-added PFAS and to set standards for PFAS reporting in 2026. As of January 1, 2025, Minnesota prohibits (https://www.arnoldporter.com/en/perspectives/advisories/2025/12/developments-in-pfas-state-law-minnesota-new-mexico-connecticut) the sale and distribution of 11 categories of industrial products containing intentionally-added PFAS. By 2032, the state will require a total ban on the sale of products containing PFAS chemicals unless they are deemed unavoidable.

Federal Action

Because of its ubiquity, PFAS pollution would probably be best addressed at the national level.

But as of 2026, there is no one direct and all-encompassing avenue for PFAS regulation at the federal level. Existing hallmark legislation such as the *Clean Water Act*, the *Safe Drinking Water Act*, the *Comprehensive Environmental Response, Compensation, and Liability Act*, and the *Toxic Substances Control Act* all offer opportunities to address PFAS contaminants at various stages and to varying degrees. The Trump Administration has focused on deregulation, however. The EPA announced (https://www.epa.gov/newsreleases/epa-announces-it-will-keep-maximum-contaminant-levels-pfoa-pfos) in May 2025 that it proposes to push back the compliance deadline for the enforcement of PFAS standards in drinking water to 2031. In September 2025, EPA announced plans (https://www.epa.gov/newsreleases/epa-prioritizes-review-new-chemicals-used-data-center-projects-supporting-american) to fast-track the review process for chemicals used in data centers, with a goal of making the United States the "AI capital of the world (https://www.epa.gov/newsreleases/epa-administrator-lee-zeldin-announces-epas-powering-great-american-comeback)." In line with this initiative, President Trump issued an executive order (https://www.federalregister.gov/documents/2025/07/28/2025-14212/accelerating-federal-permitting-of-data-center-infrastructure) directing the EPA, the Department of the Interior, the Department of Energy, and the Department of Commerce to expedite their respective permitting processes for data center materials and infrastructure—including coolants, semiconductors, and fire suppressants.

More recently, Congress has shown interest in addressing PFAS contamination through Congressional hearings, bill introductions, and funding appropriations. The 117th Congress designated $1 billion for the Clean Water State Revolving Fund and other programs to address PFAS in wastewater, via the Infrastructure Investment and Jobs Act (https://www.congress.gov/crs-product/R46892) (P.L. 117-58) (https://www.congress.gov/bill/117th-congress/house-bill/3684/text). The current 119th Congress has proposed bipartisan legislation such as the *PFAS Research and Development Reauthorization Act of 2025* (H.R.6667 (https://www.congress.gov/bill/119th-congress/house-bill/6667)), which would extend the authorization of appropriations for PFAS research and development under the Environmental Protection Agency (EPA), and the *Clean Water Standards for PFAS Act of 2025* (H.R.6668 (https://www.congress.gov/bill/119th-congress/house-bill/6668)), which would set standards and limitations for PFAS emissions under the *Clean Water Act*. Both frameworks could be applied to PFAS contamination from data centers.

Further Congressional action on PFAS regulation could take many forms, from national PFAS reporting standards to bans on PFAS products (following the lead of Maine and Minnesota). Congress could also support research into compounds that would serve as alternatives to PFAS without its significant human health risks.

Author: Andie May Hardin

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Noise Health. 2021 Jun 30;23(109):57–66. doi: 10.4103/nah.NAH_28_19

Negative Effect of High-Level Infrasound on Human Myocardial Contractility: In-Vitro Controlled Experiment

Ryan Chaban [1,✉], Ahmed Ghazy [1], Eleni Georgiade [2], Nicole Stumpf [1], Christian-Friedrich Vahl [1]

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PMCID: PMC8411947 PMID: 34213448

See commentary "Comments on the Article "Negative Effect of High-level Infrasound on Human Myocardial Contractility: in Vitro Controlled Experiment" by Chaban R. *et al.* (Noise Health 2021;23:57-66)" in volume 24 on page 28.
See commentary "Can Infrasound from Wind Turbines Affect Myocardial Contractility? A critical Review" in volume 24 on page 96.

Abstract

Background:

Human exposure to infrasound is increasing due to man-made factors, such as occupational conditions, wind farms and transportation. The concern among the public regarding the safety of infrasound exposure is growing.

Aims:

To evaluate whether exposure to infrasound interferes directly with human cardiac function and contributes to pathological processes.

Setting:

The University Hospital of Mainz, Germany.

Methods:

Human myocardial tissues, obtained from patients undergoing cardiac surgery, were prepared in small muscle samples and stimulated electrically in-vitro for a period of almost two hours under physiological conditions to induce continuous pulsatile contractions and simulating a working human heart. Two samples were obtained from each donor: one was subjected to infrasound for 60 min and the other served as a control. Their contraction forces (CF) and durations (CD) were measured before and after each testing period and their relative changes ($CF_{\%}$ and $CD_{\%}$) were calculated and introduced in a multilinear regression model. The following three infrasound levels of exposure were used in this study: 100, 110 and 120 dBz.

Results:

The measured $CF_{\%}$ corresponded negatively with the infrasound level measured in dBz ($R_2 = 0.631$; $P = 0.018$). The decrease measured almost −11% at 110 dBz and −18% at 120 dBz, after correction for control. The CD on the other hand remained unchanged.

Conclusions:

Exposure to high levels of infrasound (more than 100 dBz) interferes with cardiac muscle contractile ability, as early as one hour after exposure. There are numerous additional studies which support this conclusion. These results should be taken into account when considering environmental regulations.

Keywords: Environmental legislation, heart, infrasound, laboratory researchkey messages

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Key Messages

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Eco-Environment & Health

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Global data center expansion and human health: A call for empirical research

Yu Tao [a,*], Peng Gao [b]

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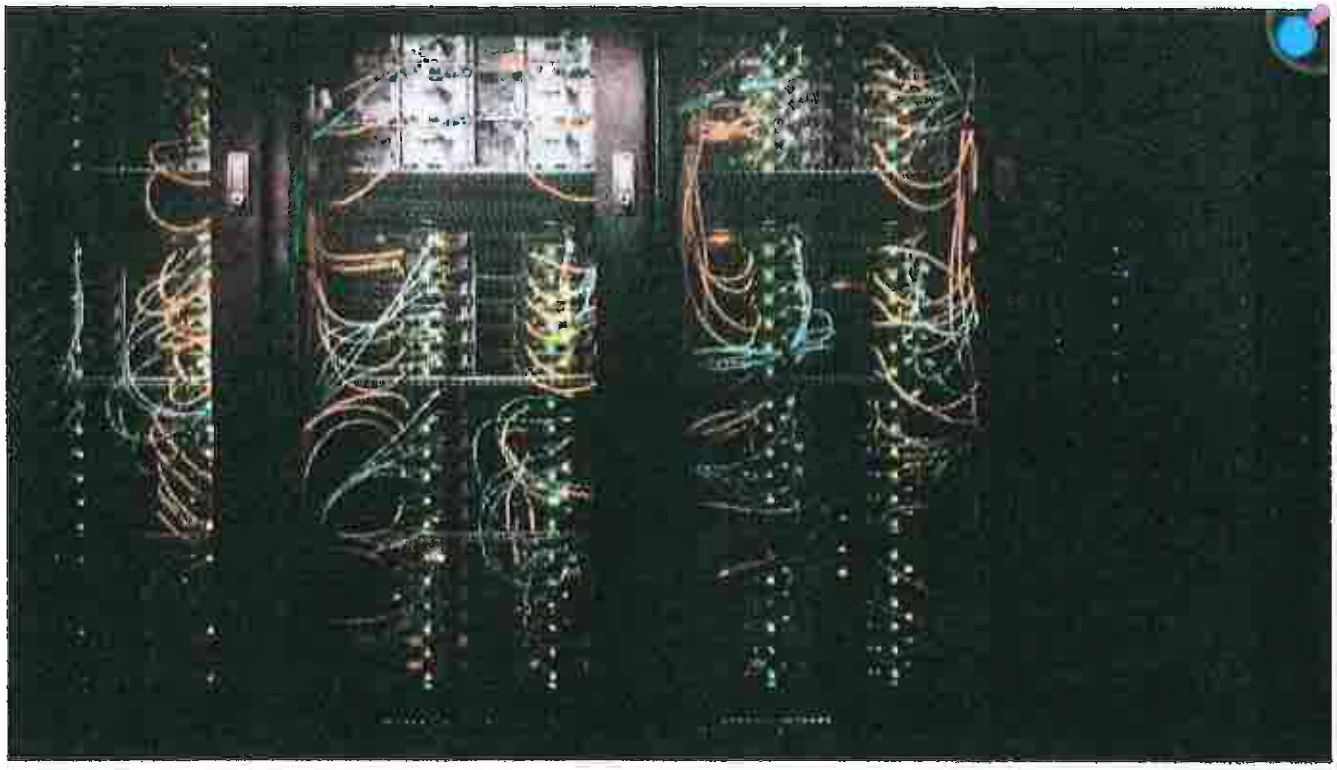
Data centers (Fig. 1)—the backbone of the digital economy—are rapidly expanding globally to meet surging demand, yet this growth brings underappreciated risks to human health. They consumed 1.5% of global electricity in 2024 and are expected to represent nearly 10% of the electricity demand growth from 2024 to 2030 [1]. Despite efforts to curb their carbon and water footprints, the public health implications of data center expansion remain largely overlooked.

Fig. 1.



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A photograph of physical infrastructure essential for contemporary data management and storage in a modern data center. Photo by Taylor Vick on Unsplash (available for free use).

Data centers generate significant noise pollution primarily from diesel generators and Heating, Ventilation, and Air Conditioning (HVAC) systems, with internal noise levels reaching up to 96 A-weighted decibels (dBA)—well above the 85 dBA threshold considered harmful to hearing [2]. This persistent noise adversely affects data center staff, nearby communities, and local wildlife, prompting increased public concern and a push for noise mitigation strategies.

Air pollution is the most acute concern. Fossil-fueled power plants and diesel backup generators that power data centers emit hazardous pollutants such as nitrogen oxides and fine particulate matter, increasing rates of respiratory diseases, cardiovascular conditions, and elevating cancer risk in nearby communities. A recent model indicates that the U.S. data centers in 2030 could

contribute to nearly 1300 deaths annually, resulting in a public health burden of more than $20 billion [3].

Moreover, significant water needs for cooling, often from drinking supplies, create additional challenges. In certain areas, data centers consume up to 57% of cooling water from potable sources [4], worsening water scarcity in stressed regions. A typical hyperscale data center can use 3–7 million gallons of water per day for cooling purposes. Such consumption exacerbates local water insecurity, increasing the risk of waterborne diseases, dehydration, and poor hygiene in affected communities.

To protect communities, policymakers and industry must proactively mitigate these health risks. Key strategies include: (i) Power data centers with renewable sources and replace diesel generators with battery storage or fuel cells to eliminate exhaust emissions. (ii) Use advanced cooling technologies to reduce water use and recycle waste heat, alleviating local water scarcity and enhancing energy efficiency. (iii) Mandate public reporting of data center pollution. Greater transparency and stricter standards would hold operators accountable and encourage cleaner practices. (iv) Position new data centers away from populated or polluted areas and choose cleaner, low-density sites for energy-intensive workloads to reduce human exposure.

Empirical research is urgently needed to inform policy. Little is known about long-term health outcomes in data center host communities. Interdisciplinary studies should quantify pollution exposures (air, water, noise) and track associated health effects. Life-cycle assessments of data centers—from power generation to hardware disposal—can identify critical emission sources. Such evidence is vital to ensure that the digital revolution does not come at the expense of public health.

In summary, the global data center boom is emerging as a public health concern. Proactive mitigation and targeted research are imperative to safeguard public health while sustaining digital innovation.

CRediT authorship contribution statement

Yu Tao: Writing – original draft, Funding acquisition, Conceptualization. **Peng Gao:** Writing – review & editing.

Declaration of competing interests

The authors declare that they have no known competing financial interests or personal relationships that could have appeared to influence the work reported in this paper.

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AI data centers are targeting unincorporated rural areas to bypass growing bans and regulations

Leigh Cook

Fri, May 15, 2026 at 7:40 PM EDT · 3 min read

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Photo Credit: iStock

Data center developers are increasingly turning to unincorporated rural land amid growing opposition in towns and cities across the United States.

What's happening?

Tom's Hardware reported that developers behind large artificial intelligence data centers are showing growing interest in county land outside city limits, where projects can often avoid certain layers of local review, according to a SemiAnalysis (@SemiAnalysis_) post on the social platform X.

Sites outside municipal boundaries can allow developers to bypass some city-level approvals, including council action, rezoning, and related land-use reviews, which have become major obstacles for new data centers.

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That is especially significant at a time when public resistance is increasing, and some jurisdictions have adopted moratoriums — and in some cases outright bans — on new data center construction.

From the industry's perspective, the appeal is clear: AI companies want new computing capacity online as quickly as possible, and delays can cost time, money, and market share. According to Tom's, building in county-governed rural areas can remove one layer of regulation, even though projects still need approval from county commissions, planning boards, and water authorities.

One approved project is a 9-gigawatt data center in unincorporated Box Elder County, Utah. Meta is also developing a 7-gigawatt facility in northern rural Louisiana that would include its own natural gas plants.

A Kentucky farming family rejected a $26 million bid for 600 acres — about seven times the local average land value — saying it would rather "stay and hold and feed a nation."

Why is this trend concerning?

Shifting data centers into unincorporated rural areas could accelerate deployment of some of the most energy-intensive infrastructure in the country while limiting opportunities for close public scrutiny.

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These facilities can require enormous amounts of electricity to run servers and cooling systems, and some also consume significant amounts of water. When developers build centers far from existing infrastructure, as Tom's suggested, they may need additional buildout to link these projects with grid service and water resources.

As AI becomes more deeply woven into daily life and industry, its role in the energy system is becoming both more promising and more complicated.

Building in rural areas may reduce some direct impacts on densely populated neighborhoods, since larger parcels can place more distance between facilities and homes. Still, that does not eliminate the risks. Data centers can generate constant noise, and facilities powered by on-site natural gas turbines can worsen local air pollution.

Rural communities may also have less leverage than larger cities when negotiating over water use, grid upgrades, road damage, or tax incentives.

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If this pattern continues, the U.S. could see more large-scale computing campuses quickly approved in places with thinner oversight, even as opposition grows and the public becomes more aware of their effects on power quality, utility bills, communities, and local resources.

What's being done about AI data center expansion?

Communities and policymakers are already responding, even if the rules have not fully caught up. In some places, residents have pushed local governments to slow or stop new projects through moratoriums, tougher zoning standards, and more rigorous review of water and energy needs.

A more lasting solution may be stronger statewide standards for data center development. Officials could also require more transparency about projected energy demand and whether projects will rely on cleaner power sources.

There are also ways to mitigate harm caused by the technology itself. Companies can invest in more efficient chips, improved cooling systems, water

recycling, and facilities powered by cleaner energy instead of new gas generation. Utilities and regulators can also prioritize projects that support grid reliability rather than undermine it.

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Data Center Moratorium Bills Are Spreading in 2026

February 19, 2026 By **Anthony Elmo**

Editor's note: *This story was updated on March 9 with legislation introduced in three states, Michigan, Minnesota, and Pennsylvania, and information about a proposal in Denver, Colorado.*

For years, state policymakers mostly treated hyperscale data centers as a race: bigger tax breaks, faster approvals, and fewer questions.

In 2026, a different pattern is emerging. From **Illinois**, as Gov. JB Pritzker proposes suspending tax incentives for data centers, to **Texas**, where counties debate data center moratoriums with the state government, more legislatures and policymakers are reaching for a tool usually reserved for crisis moments: a moratorium — a formal pause on new data center projects — while states sort out what this industry is doing to electric grids, water supplies, land use, and public budgets.

We are now tracking at least **12** in-session states with filed data center moratorium bills this cycle (in addition to other states considering executive action and many cities and counties considering local measures). It's a signal that the political system is starting to acknowledge the obvious: hyperscale data centers are huge, fast-moving, and highly subsidized, and states often lack basic economic and environmental guardrails to protect residents and ratepayers.

certificate that would authorize the construction or development of a new data center until March 1, 2027, with an exception for approvals issued before July 1, 2026.

Maryland

HB 120 would prohibit construction of new data centers (and prohibit state or local approvals for construction) unless/until the General Assembly enacts specified legislation related to co-location with new or existing power generation (including natural gas, nuclear, or small modular reactors, or SMRs).

Michigan

The Wolverine State has introduced a **statewide data center moratorium** proposal in the Legislature and House Resolution 240 urges a temporary pause on discretionary state incentives for **data centers**.

Minnesota

Minnesota SF 4298 would bar state and local governments from issuing permits for data centers until one year after the Public Utility Commission submits a comprehensive report on possible data-center development scenarios in the state.

New Hampshire

HB 1265 would prohibit anyone from beginning construction of a new data center anywhere in the state for one year from the act's effective date. The bill also creates a legislative committee to study the environmental impacts of data centers.

New York

S9144 would impose a statewide moratorium on permits for new data centers and direct the Public Service Commission to minimize impacts on electricity and gas rates.

Oklahoma

H. 5286 (Session 2025–2026) is a joint resolution that would bar state and local governments from granting permits, approvals, or incentives for new data centers until January 1, 2028.

South Dakota
SB 232 would impose a one-year moratorium on the construction or expansion of hyperscale data centers. HB 1301 would impose a moratorium while also addressing cost/risk allocation tied to electricity use by data centers.

Vermont
S.205 proposes a temporary moratorium on "AI data centers" while regulators study impacts and recommend a regulatory framework (the introduced bill text sets the moratorium through July 1, 2030).

Virginia
HB 1515 would prohibit localities from granting final approvals for rezonings/special permits/site plans for new data centers until specified grid-interconnection conditions are met or a date certain.

Wisconsin
Wisconsin lawmakers have circulated draft legislation (LRB-6377/1; also referenced with LRB-6391) that would create a statewide moratorium on data centers by prohibiting operation of a data center unless the legislature first enacts a package of protections—such as a statewide planning authority and explicit bans on shifting data center energy and water costs onto residential customers.

Additional moratorium bills are being discussed in Minnesota, **Pennsylvania, and other states and we will update this post as those bills are filed.*

Why moratoriums are suddenly "on the table"

- Grid shock and cost shifting: massive new "large load" demand colliding with transmission constraints and interconnection backlogs—raising the question of who pays for upgrades and reliability. In the PJM region, UCS found that ratepayers in seven PJM states were on the hook for $4.3 billion in electricity infrastructure projects approved in 2024 solely to connect data centers—a concrete example of how connection costs can be socialized.
- Local backlash: land conversion, noise, diesel backup generation, water use, and a sense that communities are being told "you don't get a say."
- Budget alarm bells: from Georgia estimating $2.5 billion in losses to data center tax breaks in a single year to Virginia ($1.6 billion) to Texas ($1 billion), many states are discovering that open-ended sales tax exemptions for servers and equipment can become a fiscal escalator—especially as AI drives bigger builds and more expensive equipment purchases.
- **Read more:** "Cloudy with a Loss of Spending Control: How Data Centers Are Endangering State Budgets."

A pause is not a plan, but it's a wake-up call

A moratorium doesn't solve the underlying policy failures. But it does tell you something important: lawmakers are realizing they've been asked to sign off on a growth model that can impose long-term public costs (grid upgrades, rate impacts, water and land pressures) while delivering thin job creation and huge tax losses.

Local governments are not waiting for state capitols: at least 63 local data-center moratorium actions have been introduced, considered, or adopted across dozens of towns and counties. Some 54 have already passed (often as short "time-out" freezes while zoning and utility-impact rules are rewritten), while nine more are introduced/proposed or under active consideration.

Data Center Moratorium Bills Are Spreading in 2026

February 19, 2026 By **Anthony Elmo**

Editor's note: *This story was updated on March 9 with legislation introduced in three states, Michigan, Minnesota, and Pennsylvania, and information about a proposal in Denver, Colorado.*

For years, state policymakers mostly treated hyperscale data centers as a race: bigger tax breaks, faster approvals, and fewer questions.

In 2026, a different pattern is emerging. From **Illinois**, as Gov. JB Pritzker proposes suspending tax incentives for data centers, to **Texas**, where counties debate data center moratoriums with the state government, more legislatures and policymakers are reaching for a tool usually reserved for crisis moments: a moratorium — a formal pause on new data center projects — while states sort out what this industry is doing to electric grids, water supplies, land use, and public budgets.

We are now tracking at least **12** in-session states with filed data center moratorium bills this cycle (in addition to other states considering executive action and many cities and counties considering local measures). It's a signal that the political system is starting to acknowledge the obvious: hyperscale data centers are huge, fast-moving, and highly subsidized, and states often lack basic economic and environmental guardrails to protect residents and ratepayers.

certificate that would authorize the construction or development of a new data center until March 1, 2027, with an exception for approvals issued before July 1, 2026.

Maryland

HB 120 would prohibit construction of new data centers (and prohibit state or local approvals for construction) unless/until the General Assembly enacts specified legislation related to co-location with new or existing power generation (including natural gas, nuclear, or small modular reactors, or SMRs).

Michigan

The Wolverine State has introduced a **statewide data center moratorium** proposal in the Legislature and House Resolution 240 urges a temporary pause on discretionary state incentives for **data centers**.

Minnesota

Minnesota SF 4298 would bar state and local governments from issuing permits for data centers until one year after the Public Utility Commission submits a comprehensive report on possible data-center development scenarios in the state.

New Hampshire

HB 1265 would prohibit anyone from beginning construction of a new data center anywhere in the state for one year from the act's effective date. The bill also creates a legislative committee to study the environmental impacts of data centers.

New York

S9144 would impose a statewide moratorium on permits for new data centers and direct the Public Service Commission to minimize impacts on electricity and gas rates.

Oklahoma

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City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: June 22, 2026
SUBJECT: Approval of the June 08, 2026, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Approve the June 08, 2026, City Commission Meeting Minutes

Summary

Approval of the June 08, 2026, City Commission Meeting Minutes

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 26.06.08.M.CCM-1

Regular City Commission Meeting Minutes
June 8, 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: Connie Meyer, Don Bullart, Janice Osejo, Carol Skipper, Margie Caskatt, Gary Pappas, Jim Curington, Mathew Root, Edmond Grosz, Steve Lang, Gloria Gould, Mable Blake, Shakka Stridge, Michelle Lee, Sunita Parke, Julie Harris, Mohini Krueger, Linda Powell, Rudy Rothseiden, Hans Havlik, Joann Lange, Debra Sermons, Eddie Sermons, Peggy Portwine, Sandra Elsey, Bonnie Hamdi, Lori Hielmeir, Angela Basham, Maddie Basham, David Basham, Samantha King, Pamela Blasetti, Fintan Vargas, Keith Butts, Bill Smith, Julie Smith, Malcolm Elliott, Jeff Parker, Sandra Parker, Elizabeth Rafferty, Jeremy Scheer, Sarah Younger, William Martin, Martha Mirteer, Ray Washington, Cynthia Machepa, Nehala Malrye, Craig Anderson, Dana Noyes, Anna Johansson, Stacey Breney, Sequoya Joybringer Blanchard, James Paxton, Sherri McCorrmick, Carol Nicholson, Lori Erickson, Travis Wood, Pamela Smalbein, John Coakley, Susan Caruso, Shelley Vickers, Selina Dewikle, Terissa Nutt, Ashley Bannisler, Tamara Robbins, Mohini Chacon.
STAFF ATTENDING: Robert Bonetti, Carson Crockett, Kenyata Curtis, Lisa Freeman, Jack Hansen, Lynn Hayes, Carlos Hunt, Brent Lanier, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Parker Stevens, Bryan Thomas, LeAnne Williams, Tyler Williams, David Wisener

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

Walter Welch, Mayor

INVOCATION

Pastor Eddie Sermons, Paradise Community Outreach Ministry

PLEDGE TO THE FLAG

Walter Welch, Mayor

APPROVAL OF THE AGENDA

Commissioner Jacob Fletcher moved to approve the agenda; seconded by Commissioner Shirley Green Brown.

Citizens Commented:
Soorya Lindberg
Labron Martin
Sarah Younger
Samantha King
Merrillee Jipson
Tamara Robbins

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Brown moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Fletcher.

Passed by unanimous consent.

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)

Soorya Lindberg
Debra Havlik
Ray Washington
Susan Caruso
Tamara Robbins
Hans Havlik
Aselen Benadict
Jeb Zinc
Umesh Sharma
Pamela Vlasetti
Susan Caruso
Gloria Gould

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.

LeAnne Williams, Deputy City Clerk, Resolution 26-06 Planning and Zoning Board Appointment — completed.

Commissioner Brown moved to appoint Matthew Webster to the Planning & Zoning Board and adopt Resolution 26-06, to be finalized to include the name of the appointed member; seconded by Commissioner Fletcher.

Passed 5-0 by roll call

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)

Parker Stevens, Principal Planner, Ordinance 26-08, staff report – filed.

William Martin, owner, provided comments - submitted.

Commissioner Brown moved that this Commission adopt Ordinance 26-08 upon second and final reading for June 8, 2026; seconded by Vice Mayor Jennifer Ringersen.

Citizen Comment:
Tamara Robbins
Samantha King
Umesh Sharma

Passed 5-0 by roll call

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).

Carson Crockett, Principal Planner, Ordinance 26-09, staff report – filed.

Gerry Dedenbach, AICP, LEED AP, Vice President, NV5 and Clay Sweger, AICP, LEED AP, Director of Planning, EDA Engineers – Surveyors – Planners, Inc., Ordinance 26-09 report - filed.

Vice Mayor Ringersen moved 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 26-09 upon first and final reading pursuant to Chapter 163.3187, Florida Statutes; having passed the gavel to Vice Mayor Ringersen, seconded by Mayor Walter Welch.

Citizens Commended:

Peggy Portwine
Gary Papas
Soory Lindberg
Pamela Smallbine
Sandra Elsey
Fin - Rights Crispy
Maddie Basham
Yogi
Katrina Vargas
Laurie Erickson
Caig Anderson
Samantha King
Sarah Younger
Sherri McCorrmick
Sharon Sharpertubs
Gloria Gould
Mahimi Shicul
Debra Havlik
Steve Lange
Parm Birenbound
Susan Caruso
Jeremy Sheer
Merrillee Jipson
Selene Benadict
Jody Blouse
Seanni Tupark
Sequoia Blanchard
Diane Crunkleton
Adrian Paxton
Umesh Sharma
Pam Blasetti
Tamara Robbins
John Havlik
Rudy Rothseiden
Noyes
Nathanial Warner
Brian Buecher

Commissioner Fletcher moved to extend the meeting by 30 minutes to 11:30 p.m.; seconded by Commissioner Brown.

Passed by unanimous consent.

Commissioner Jackson Youmas moved to extend the meeting by 30 minutes to 12:00 a.m.; seconded by Commissioner Brown.

Passed by unanimous consent.

Carson Crockett, Principal Planner, requested that the Public School Student Generation Calculation form contained within Item C, Exhibit D, be incorporated into this item.

Commissioner Brown moved to continue Items B and C to the June 22, 2026, City Commission Meeting; seconded by Mayor Welch.

Commissioner Fletcher - No
Commissioner Brown - Yes
Commissioner Youmas - No
Mayor Welch - Yes
Vice Mayor Ringersen - Yes

Motion Passed 3-2, by roll call.

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

Commissioner Brown moved to adjourn; seconded by Commissioner Mayor Welch.

Passed by unanimous consent.

The meeting adjourned at 11:48 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) 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

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____
Walter Welch, Mayor

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Ballot

Please vote for a maximum of ONE.

_____ Oscar Alamo

_____ Taylor Cannon

__||___ Samantha King

_____ Elena Rushetskaya

___|||___ Matthew Webster

_____June 08, 2026

Signature

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Ballot

Please vote for a maximum of ONE.

_____ Oscar Alamo

_____ Taylor Cannon

__X__ Samantha King

_____ Elena Rushetskaya

_____ Matthew Webster

Jacob Fletcher June 08, 2026

Signature

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Ballot

Please vote for a maximum of ONE.

_____ Oscar Alamo

_____ Taylor Cannon

_____ Samantha King

_____ Elena Rushetskaya

__✓__ Matthew Webster

_____ June 08, 2026

Signature

Shirley Green Brown

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Ballot

Please vote for a maximum of ONE.

_____ Oscar Alamo

_____ Taylor Cannon

_____ Samantha King

_____ Elena Rushetskaya

__V__ Matthew Webster

_____ June 08, 2026

Signature

Walter Welch

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Ballot

Please vote for a maximum of ONE.

_____ Oscar Alamo

_____ Taylor Cannon

__✓__ Samantha King

_____ Elena Rushetskaya

_____ Matthew Webster

_____ June 08, 2026

Signature

Jackson Youmans

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Ballot

Please vote for a maximum of ONE.

_____ Oscar Alamo

_____ Taylor Cannon

_____ Samantha King

_____ Elena Rushetskaya

__X__ Matthew Webster

_____ June 08, 2026

Signature

Jennifer Ringersen

Farmlands Alachua

Small-Scale Comprehensive Plan Amendment (SsCPA) Rezoning PD-Res & PD-Comm (Application #: PSSC26-0002)

Team Resumes

City of Alachua
City Commission
June 8th, 2026

NV5 + eda

PN: 25-0077

INFRASTRUCTURE FLORIDA
Alachua, FL
Gerry.Dedenbach@nv5.com
386.518.5120

EDUCATION
B.S., Landscape Architecture, University of Florida, Gainesville, FL

YEARS EXPERIENCE
35 years

YEARS WITH NV5
23 years

REGISTRATIONS
American Institute of Certified Planners, 017024
Green Building Certification Institute, LEED Accredited Professional Certification

AFFILIATIONS
Urban Land Institute (ULI) North Florida Gainesville Chapter, Former Chair (2020-2022)
Gainesville/Alachua County Airport Regional Airport Authority, Former Chair
Builders Association of North Central Florida, 1997 – Present, Former Associate Vice President
Gainesville Area Chamber of Commerce, Member and Leadership Gainesville Graduate, Class 38 President
City of Gainesville Land Development Code Update Task Force, Co-Chair, 2014-2016
City of Gainesville Mayor's Blue Ribbon Advisory Committee on Economic Competitiveness

GERRY DEDENBACH, AICP, LEED AP

Vice President Infrastructure Florida

Gerry works with communities across the State of Florida with varying economies, conditions, and socio-economic clines, focused on creating and designing socially, economically, and environmentally sound communities through collaboration. He assists communities through focused work on economic development, education, and master planning that links Land Use and Transportation decisions in a sustainable framework at all levels and for all user groups. Utilizing Geographic Information Systems (GIS) and sustainability principles, Gerry has facilitated numerous community design charrettes, public engagement processes, and built strong consensus on local, regional, and statewide planning initiatives.

Project Experience

South Main Street Master Plan and Roadway Design Gainesville, FL

Butler Plaza North Large-Scale Comprehensive Plan Amendment, PD Rezoning, Design and Permitting, Butler Enterprises Gainesville, FL

City of Newberry Economic Development Corridors Study Newberry, FL

Hull Rd. & SW 34th St. District Master Plan, University of Florida Gainesville, FL

City of Jacksonville DIA Downtown DRI Abandonment Jacksonville, FL

Agri-Tech Research Park Master Plan, City of Newberry / UF IFAS, Newberry, FL

Little Orange Creek Nature Park Master Plan Hawthorne, FL

Downtown Vision Plan for Historic Johnson Street Hawthorne, FL

Alachua County Fairgrounds Gainesville, FL

Alachua County Resource Recovery Park Gainesville, FL

Regional Planning Council Bicycle Facilities Map North Central FL

Shands Family Practice Medical Group Gainesville, FL

50 years
eda consultants

CLAY SWEGER, AICP, LEED AP

Director of Planning

Mr. Sweger is AICP-certified, LEED green building accredited, and holds a FDOT qualification to provide urban planning services. His educational training, professional certifications, and prior experience as a planner for the Alachua County Department of Growth Management give him a broad range of abilities in the field of urban planning. Mr. Sweger manages all planning projects at eda. For our private sector clients he liaises with Planning and Zoning departments across the state to bring our clients projects to fruition in the best interest of these public agencies. On the public sector side, he is the Project Manager for continuing services planning contracts with several municipal clients.

SELECTED PROJECT EXPERIENCE:

◊ **Town of White Springs Comprehensive Plan Update**
Role: Planning Consultant | Client: Town of White Springs, FL | Year: 2026-2026

Provided professional planning services related to the latest update to the Town of White Springs Comprehensive Plan. Services in this scope of work included preparation of a Data and Analysis Report, Water Supply Plan, Comprehensive Plan amendment language for multiple Elements, and an update to the Future Land Use Map.

◊ **City of Waldo Economic Redevelopment Planning Initiatives**
Role: Planning Consultant | Client: City of Waldo, FL | Year: 2026-2026

Provided professional planning services related to recent economic development initiatives for the City, including preparation of an Economic Development Plan, Strategic Implementation Plan, and amendments to the Comprehensive Plan and Land Development Plan related to the initiative.

◊ **Courthouse Complex Planned Development (PD) Zoning Amendment**
Role: Project Manager, Planner | Client: Alachua County | Year: 2023

Managed amendments to the 2001 Planned Development ordinance for the downtown Gainesville courthouse complex, spanning three city blocks. Updated approvals removed outdated conditions, addressed current site conditions, aligned with the City's Land Development Code, and accommodated future County improvements.

◊ **Columbia County Bell Road Corridor Large Scale Comp Plan Amendment**
Role: Planning Consultant | Client: Columbia County, FL | Year: 2023

Prepared planning analysis and a justification report for submittal to the Florida Department of Economic Opportunity supporting expansion of the County's Designated Urban Development Area (DUDA) and Future Land Use Map amendment for approximately 4,000 acres near the I-10/SR 41 interchange. Coordinated with economic development staff to document planned projects, funding, and market support for this strategic industrial growth initiative.

YEARS OF EXPERIENCE:

24 years (20 with eda)

PROFESSIONAL CERTIFICATIONS:

- American Institute of Certified Planners (AICP) No. 21983
- LEED Accredited Professional

EDUCATION:

- M.A., Urban and Regional Planning, University of Florida
- B.A., Political Science, University of Florida

AFFILIATIONS:

- Gainesville Alachua County Association of Realtors (GACAR) Public Policy Committee (2024-Present)
- Alachua County Housing Solution Taskforce (2025-Present)
- UF Bergstrom Center for Real Estate Advisory Board Member
- City of Gainesville Development Review Board Member (2007-2009)
- Leadership Gainesville, Class XXXI
- Alachua County Emerging Leaders (ACEL)
- Peaceful Paths Domestic Abuse Treatment Council, Board of Directors
- Florida Blue Key Alumni Advisory Board

50 years
eda consultants

SERGIO REYES, P.E.
President / Principal-in-Charge

Mr. Reyes has been a crucial member of eda's team of engineers for over three decades. He serves as the client liaison for all of eda's public and private sector clients to ensure delivery of sound engineering solutions to their varied project needs, such as design of stormwater systems, roadways, and utility infrastructure. Mr. Reyes serves as the Project Manager for annual contracts with City of Gainesville, Gainesville Regional Utilities, City of Newberry, Alachua County, City of Alachua, and other local government agencies, providing on their behalf civil design services, project management and review of projects submitted by others.

PROJECT EXPERIENCE

◊ **Cuscowilla Fire Station**

Client: Alachua County | Year: 2023

Mr. Reyes served as the project manager for the construction of a new fire station to serve the Town of Micanopy and surrounding areas. Plans were prepared to redevelop the existing mobile home on site into a temporary fire station facility with the required site improvements (access, stormwater, other infrastructure). A later project phase was the construction of a permanent fire station building and additional site improvements required for a full fire station facility (parking, fire systems, access points, etc.) . Mr. Reyes coordinated closely with Alachua County Facilities Management, Alachua County Fire Rescue, and Alachua County Growth Management to obtain county approval and permit the project with FDOT and St. Johns River Water Management District.

◊ **Gainesville Regional Airport Terminal Expansion**

Client: Gainesville-Alachua County Regional Airport Authority | Year: 2020

Mr. Reyes provided utility design in support of a 15,200 SF terminal expansion to the Gainesville Regional Airport. He prepared full utility plans and permitted modifications through Gainesville Regional Utilities in order to improve existing service for the expansion, including design of a water main, lift station, and force main. He also facilitated permitting with the City of Gainesville, Gainesville Regional Utilities (GRU) and St. Johns River Water Management District (SJRWMD) for the overall project.

◊ **San Felasco Tech City**

Client: The Emory Group Companies | Year: Ongoing

Mr. Reyes designed, permitted, and provides ongoing construction administration for this mixed-use development on 82 acres along State Road 441 comprising 270,000 commercial square feet and 252 residential units, built and permitted in 4 phases.

YEARS OF EXPERIENCE:
44 years (36 with eda)

PROFESSIONAL REGISTRATIONS:
- Professional Engineer, Florida, No. 47311
- FDOT Advanced Maintenance of Traffic (MOT) Certification, No. 617779

EDUCATION:
- B.S., Civil Engineering, St. Thomas University, Bogotá, Colombia
- Post-graduate Courses, University of Florida

AFFILIATIONS:
- American Society of Civil Engineers (ASCE)
- American Water Works Association

AREAS OF SPECIALIZATION:
- Land Development Design & Permitting
- Stormwater Facilities
- Water Distribution Systems
- Waste Water Facilities (including reclaimed water systems)
- Road Design

KELLY WAGONER PE
Senior Project Manager
kwagoner@fg-inc.net | Peachtree Corners, GA

FORESITE group

BACKGROUND

Kelly is a registered professional civil engineer and Senior Project Manager with over 28 years of experience managing a wide range of development projects across the Southeast and Midwest. His expertise spans proposals and contracts, project and subconsultant management, feasibility studies, concept planning, design, permitting, and construction administration, along with client coordination throughout all project phases. He is highly skilled in site layout and planning, hydrology studies, utility design, water quality and erosion control BMPs, SWPPP preparation, and cost estimating, and is responsible for full construction plan development including grading, utilities, specifications, bidding, and construction oversight. His portfolio includes industrial, warehouse, retail, transportation, and multifamily projects ranging from 1 acre to over 100 acres, including both ground-up and redevelopment work.

QUALIFICATIONS

YEARS EXPERIENCE
Foresite Group: 11
Total: 28

LICENSES + CERTIFICATIONS
GA Professional Engineer # 032277
KS Professional Engineer #28462
TX Professional Engineer #122714
VA Professional Engineer #55469
GSWCC Level II Certified
Certified Professional in Erosion and Sediment Control
Tennessee ESPC Level 2 Design Certified
NCEES Council Record #58208

EDUCATION
Southern Polytechnic State University (now Kennesaw State University)
Bachelor of Science in Civil Engineering Technology

ORGANIZATIONS
American Society of Civil Engineers (ASCE)
ACEC and Future Leaders Graduate
ICSC

HIGHLIGHTED EXPERIENCE

COASTAL CENTRE SHOPPING CENTER REDEVELOPMENT
Conway, SC
Project Manager

WALMART NEIGHBORHOOD MARKET
10+ sites in FL, GA, SC, TN
Project Manager

LOWE'S HOME IMPROVEMENT WAREHOUSE
5+ Sites in GA, TN
Project Manager

ARNOLD COMMONS SHOPPING CENTER
Arnold, MO
Project Manager

DISCOUNT TIRE
30+ Sites in AL, GA, MO, MS, NC, SC, TN
Project Manager

PARKER'S KITCHEN
2 Sites in Charleston, SC
Project Manager

HYUNDAI AND GENESIS AUTO DEALERSHIP
Charleston, SC
Project Manager

SAM'S CLUB
Lincoln, NE
Project Manager

MAPLEWOOD COMMONS SHOPPING CENTER
Maplewood, MO
Project Manager

GREEN MOUNT COMMONS
Belleville, IL
Project Manager

BLACK HILLS SHOPPING CENTER
Rapid City, SD
Project Manager

INDUSTRIAL MANUFACTURING FACILITY
Edinburgh, IN
Project Manager

AUBREY SHARP PE

Project Manager
asharp@fg-inc.net | Jacksonville, FL

FORESITE group

BACKGROUND

Aubrey is a Civil Project Manager with experience supporting a wide range of commercial and site development projects from early due diligence through construction closeout. His background includes site planning, grading and drainage design, utility coordination, permitting, and construction document preparation, as well as active involvement in client coordination, contractor communication, and agency review processes. Aubrey has contributed to projects across multiple markets, including automotive, commercial, and residential developments, where he has supported pre-development meetings, design revisions, stormwater analysis, and construction administration activities such as inspections and project closeout.

QUALIFICATIONS

YEARS EXPERIENCE
Foresite Group: 7
Total: 7

LICENSES + CERTIFICATIONS
FL Professional Engineer #97262

EDUCATION
Auburn University
Bachelor in Biological/Biosystems Engineering

HIGHLIGHTED EXPERIENCE

PREMIUM OUTLETS COMMERCIAL DEVELOPMENT
St. Augustine, FL
Project Manager

AUTONATION AUTOMOTIVE DEVELOPMENTS
10+ Sites in FL
Project Manager

BIG DAN'S CAR WASH
3 Sites in FL
Project Manager

CHICK-FIL-A
4 Sites in AL, FL
Project Manager

CVS/PHARMACY
4 Sites in FL
Project Manager

DUTCH BROS
2 Sites in FL, GA
Project Manager

PARKER'S KITCHEN
3 Sites in FL, SC
Project Manager

VERIZON WIRELESS DATA CENTER FLOOD AND FEASIBILITY STUDY
Jacksonville, FL
Project Manager

OAKWILER TOWNHOMES RESIDENTIAL DEVELOPMENT
New Smyrna Beach, FL
Project Manager

BOYKIN COMMUNITY CENTER CAMPUS DEVELOPMENT
Auburn, AL
Project Engineer

UNIVERSITY STUDENT HOUSING
Auburn, AL
Project Engineer

JSU STUDENT HOUSING
Jacksonville, AL
Project Engineer

BOYKIN COMMUNITY CENTER CAMPUS DEVELOPMENT
Auburn, AL
Project Engineer

OGLETREE VILLAGE OFFICE BUILDING
Auburn, AL
Project Engineer

HEART OF AUBURN SHOPPING CENTER
Auburn, AL
Project Engineer

E GLENN MIXED-USE DEVELOPMENT
Auburn, AL
Project Engineer

SI02 INDUSTRIAL MANUFACTURING FACILITY
Auburn, AL
Project Engineer

MATHEW B. ROOT

AIA, CRX, MBA, OAA

CEO

PROFESSIONAL BACKGROUND

Mathew first joined the firm in 1998, giving him over thirty years of experience as a Project Manager. He currently serves as the President and CEO for MJM Architects. In this role, he manages and directs the firm's various project teams on the design, production, and construction administration of both national rollout programs and the firm's more unique and specialized projects. He also acts as Architect of Record on multiple projects throughout the United States.

As the principal-in-charge of several project teams, he has built long-term relationships with many nationally recognized market leaders in their industries, who continue to rely on MJM as a partner to their ongoing success.

EDUCATION

Bachelor of Architecture, University of Tennessee
Master of Business Administration, University of Tennessee

CERTIFICATIONS & REGISTRATIONS

Registered and Practicing Architect in Many US States
NCARB Certified
LEED AP
(CRX) Certified Retail Property Executive

PROFESSIONAL AFFILIATIONS

Green Building Certification Institute
International Council of Shopping Centers
American Institute of Architects
Ontario Association of Architects

EXPERIENCE

CANTON TOWN CENTER, CANTON, GA

Role: Principal-in-Charge, Project Lead

Mathew was the principal-in-charge and the project lead for an 840,000-sf multiple-tenant shopping center in Canton, GA. Taking over this project from another firm during the schematic design phase, the project was on an accelerated schedule to complete the design and construction document phases to meet the previously established delivery deadlines for the major retailers in the center. Working within a jurisdiction with design requirements at odds with the tenants' desires, MJM worked closely with the Owner to develop a comprehensive design that was acceptable to all stakeholders and could be delivered on time and within budget. Construction administration services were provided throughout the project's construction phase, and all buildings were delivered to the tenants on time, avoiding delay penalties.

OKATIE CROSSINGS, OKATIE, SC

Role: Principal-in-Charge, Project Lead

Mathew served as the principal-in-charge and the project lead to create a master planning package and basis-of-design pattern book for a proposed 1,000,000 sf multi-tenant mixed-use development in Okatie, SC. MJM provided overall master planning, signage guidelines, and wayfinding and created a pattern book for the Owner that was approved by the jurisdiction to use as a guideline for all future development within the Project.

BEST BUY - VARIOUS LOCATIONS

Role: Principal-in-Charge

Mathew started his career in 1998 at MJM as a Project Manager for one of the firm's new clients, Best Buy. In the 25 years since, he has served as a Project Manager, Senior Project Manager, and Principal-in-Chargefor what remains one of the firm's largest clients. MJM provides design, construction documentation, and construction administration for Best Buy for its stores, distribution centers, call centers (Great Call), and service centers (Geek Squad) across the United States. MJM has provided services for new stores, remodels, and expansions, touching nearly half of Best Buy's stores in the United States, and Prototype design services for the various store formats over the years.

LOWE'S HOME IMPROVEMENT & BLAIN'S FARM & FLEET

Role: Principal-in-Charge

Mathew has provided services as the principal-in-charge for both the Lowe's Home Improvement team and the Blain's Farm and Fleet team through their expansion efforts, having completed more than 50 stores totaling 100,000 of each over the last 20 years.

FED-EX GROUND - VARIOUS LOCATIONS

Role: Principal-in-Charge

Mathew has served as principal-in-charge for several of the firm's Fed-Ex Ground projects. As principal-in-charge, he assists the team in the due diligence process, including code analysis and entitlements, provides quality control, and serves as Architect of Record.

KEITH L BUTTS, PE

352-258-2710
klbpe1@gmail.com

Gainesville, Florida

Professional Summary

A highly experienced Civil Engineer with more than 30 years of expertise spanning multiple disciplines, including geotechnical engineering, construction materials testing and inspections. Adept at managing complex projects, ensuring quality control, and conducting thorough testing to ensure structural integrity. Proven track record of delivering successful projects within scope, time, and budget while adhering to industry standards and safety regulations. Strong analytical snd problem-solving skills, with a deep understanding of soil mechanics, foundation design, and material behavior. Committed to innovative solutions and continuous professional development, with a reputation for fostering collaborative relationships with clients, contractors, and stakeholders.

Experience

Regional Manager, Branch Manager, UES Professional Solutions. Gainesville, FL — 2006-Present

- Responsible for the operation and oversight of multiple offices
- Creates and manages up to $6 million budgets, financial statements, and office accounts receivable and payable.
- Interviews, hires and manages employees, conducts staff reviews, and ensures effective performance management for 50 plus professional, technical and office staff.
- Oversees licensed professionals, performs engineering analysis, prepares reports and conducts quality assurance reviews of engineering reports to ensure they meet company standards and client expectations with a focus on engineering standard of care.
- Mentors young engineers and managers across four offices, providing guidance, support, and professional development to foster leadership skills and technical expertise. Creates a collaborative learning environment, helping emerging leaders navigate complex challenges, and ensuring the growth of high-performing teams. Uses effective mentorship and management strategies to develop future leaders, fostering career progression and success.
- Develops and maintains strong relationships with both public and private sector clients, while also directing and coordinating sales and business development staff to drive growth.
- Project administration and oversight including management of geotechnical explorations, construction materials testing and inspections, and environmental assessments, ensuring all projects are executed efficiently, on time, and within budget.

Regional Manager, Giles Engineering Associates, Inc., Sanford, FL — 2002-2006

- Established and grew Orlando office into a successful, multi-disciplined operation offering geotechnical, environmental, and construction testing services.
- Created and managed office budget
- Oversaw a diverse team of staff professionals, office and field personnel, ensuring efficient project execution and adherence to high-quality standards.
- Provided mentorship and guidance to young engineers, helping them develop leadership skills and advance in management roles across two additional offices.
- Played a pivotal role in fostering a collaborative, growth-focused environment while driving operational excellence and ensuring the successful delivery of services to clients.

District Manager, Branch Manager, Staff Engineer, Professional Service Industries, Inc. (PSI), Tampa, FL and Sarasota, FL — 1994-2002

- Managed Construction Services Department in Tampa
- Oversaw three additional offices providing multiple service lines, ensuring the smooth operation of all departmental functions across locations.
- Managed office and department budgets
- Reviewed and wrote engineering reports across various disciplines, ensuring technical accuracy and adherence to industry standards.
- Provided strong leadership and mentorship to staff professionals, supporting their career development and fostering a culture of excellence.
- Collaborated closely with the business development team to attract new clients, maintain strong relationships with existing clients, and drive business growth.

Education

University of Florida, Gainesville, FL - BS, Civil Engineering, 1993
Polk State College, Winter Haven, FL - AA, Business Administration

Licenses

Professional Engineer, 1999

- Florida - #53986
- Georgia - #37878
- Alabama - #36819
- South Carolina - #43930
- North Carolina - #60364

Professional Associations

American Society of Civil Engineers (ASCE)

- Region 5 Governor
- Florida Section President
- Florida Section Regional Vice President
- Suncoast Branch President, Vice President and Treasurer
- Gainesville Branch Treasurer
- University of Florida Student Chapter Practitioner Advisor

National Society of Professional Engineers (NSPE) - member

Florida Engineering Society (FES)

- Member
- University of Florida Student Chapter Vice President

American Council of Engineering Companies (ACEC)

- Florida Institute of Consulting Engineers (FICE) - Public Relations Chair

Project details and references available upon request

OPTIMUS TRAFFIC SOLUTIONS, LLC

Brian Snyder, PE

Principal Engineer & Founder – Optimus Traffic Solutions, LLC
1925 SW 49th Place
Gainesville, FL 32608
352-339-2938 / briansnyder@optimustraffic.com

PROFESSIONAL SUMMARY

Professional Engineer with 19 years of experience in traffic operations, traffic signal design, and transportation planning across public and private-sector roles. Former manager of Marion County's award-winning Traffic Management Center and experienced project manager for traffic impact studies, ICE reports, long-range planning, and permitting. Principal Engineer and Founder of Optimus Traffic Solutions, providing traffic engineering throughout Florida.

WORK HISTORY

Principal - Optimus Traffic Solutions, LLC **January 2025 – Current**

- Prepared Traffic Impact Analyses for private development projects, including trip generation, distribution, and operational analysis.
- Managed quality control of city-wide traffic count program.
- Intersection planning along corridor design.

Project Manager – CHW an NV5 Company **October 2016 – December 2024**

- Prepared traffic studies including; traffic impact analyses, speed studies, Intersection Control Evaluations (ICE)
- Designed roadway improvements
- Designed traffic signals
- Prepared Long Range Transportation Plan for local government

Project Manager II – Marion County Office of the County Engineer **April 2007 – October 2016**

- Implemented and managed Marion County's award winning, $1.5M Traffic Management Center, improving corridor coordination and real-time operations
- Coordinated traffic signals along corridors
- Reviewed and approves all developer's Traffic Impact Studies and Site Plans
- Voting member of the Transportation Advisory Committee of the Transportation Planning Organization
- Designed and provides specifications for traffic signals and traffic signal modifications
- Taught Intermediate Level Maintenance of Traffic class for County Employees
- Supervised staff as Interim County Traffic Engineer
- Worked in the Stormwater Division, Asset Management Division, and Engineering Services Division as an Engineer Trainee

EDUCATION

University of Florida – Gainesville, FL 12/2006
Bachelor of Science: Civil Engineering

LICENSES

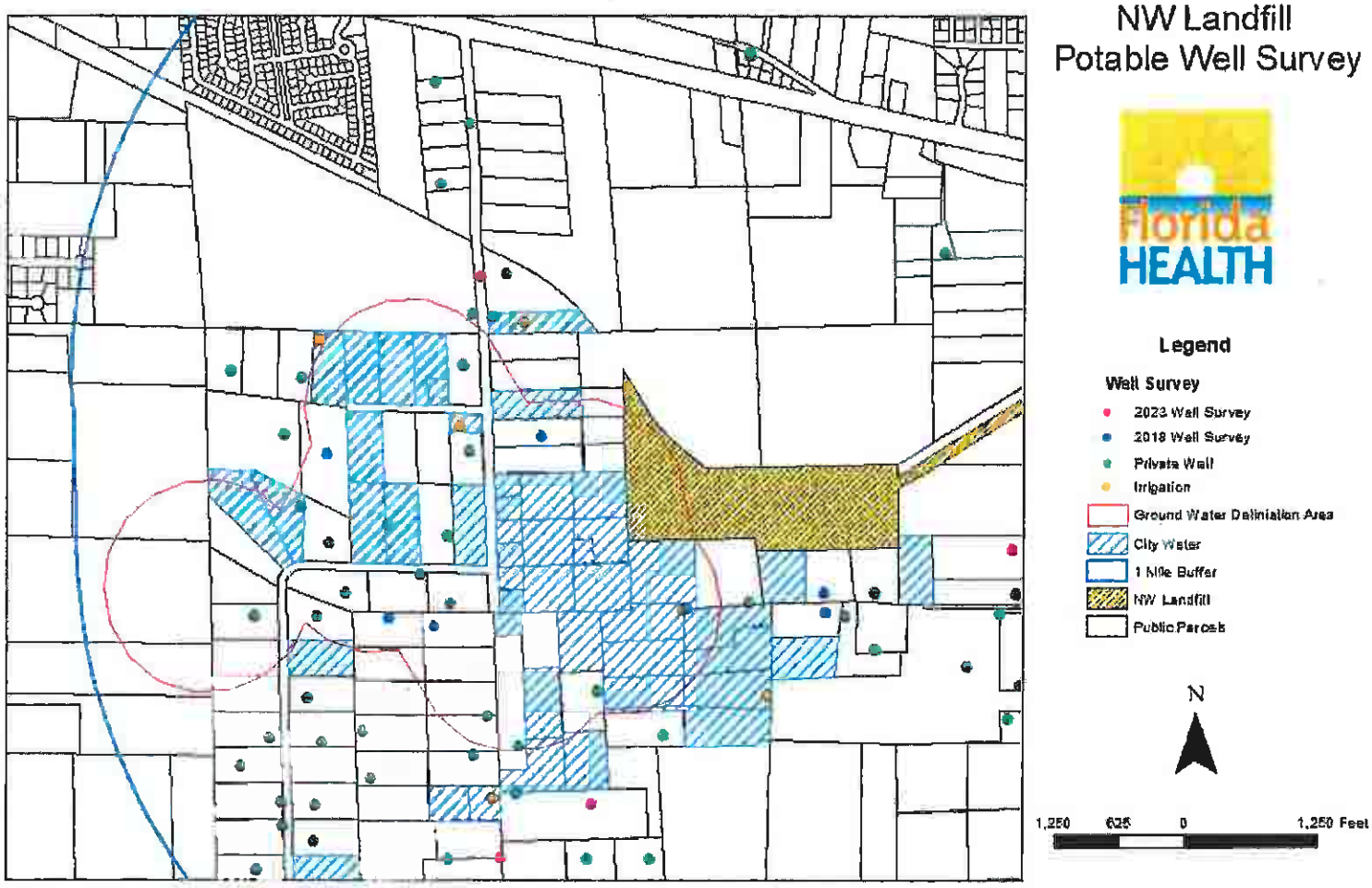
Professional Engineer (PE) – FI No. 74607, 2012

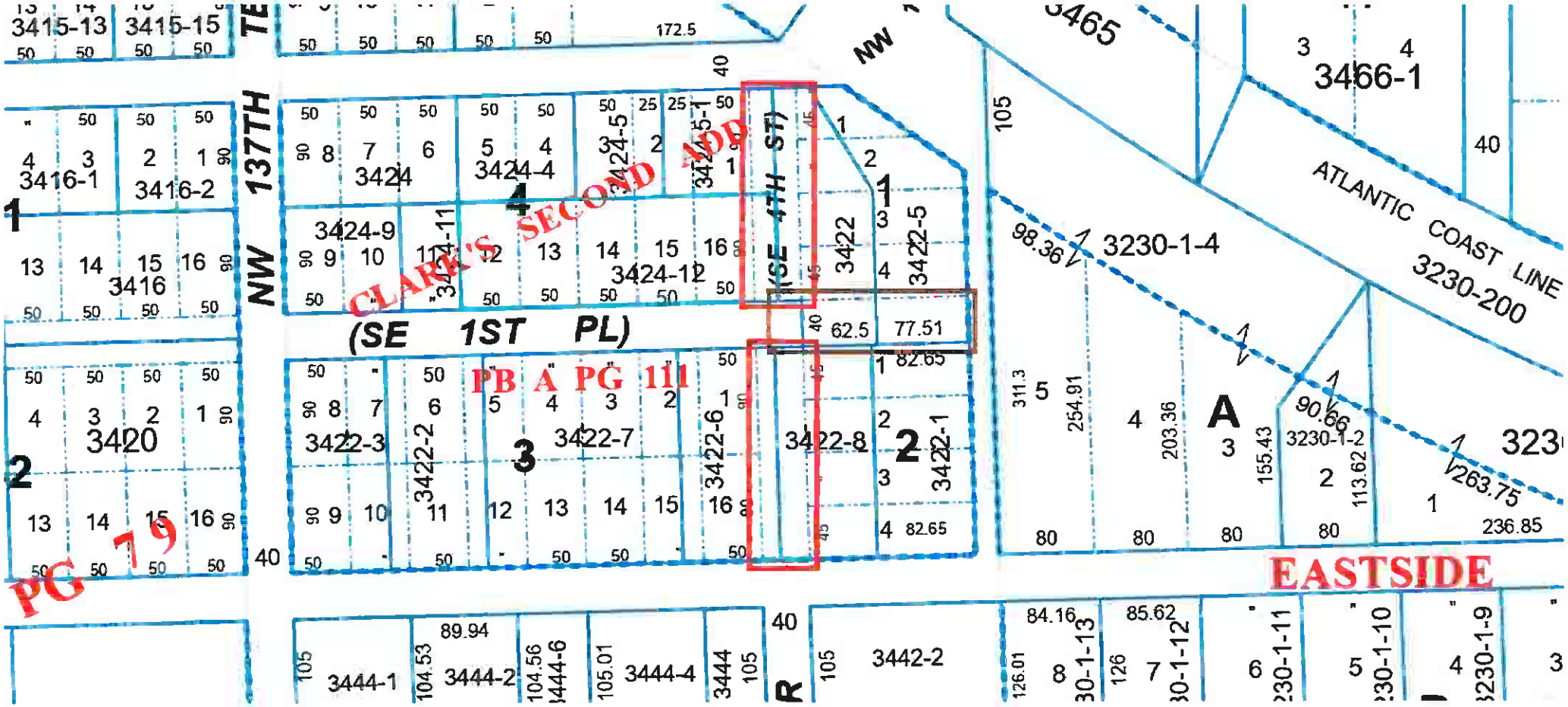
SKILLS

Proficient with Synchro/SimTraffic, HCS, Bluebeam, FDOT ICE, FDOT standards, MUTCD, ATMS/TMC operations, Traffic Signal Design and Timing, and MS Office

PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE)


NW Landfill
Potable Well Survey
Florida
HEALTH
Legend
Well Survey
2023 Well Survey
2018 Well Survey
Private Well
Irrigation
Ground Water Delineation Area
City Water
1 Mile Buffer
NW Landfill
Public Parcels
N
1,250
625
0
1,250 Feet


3415-13
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172.5
NW 137TH TE
3416-1
3416-2
3416
3424
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3424-9
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CLARK'S SECOND ADD
(SE 1ST PL)
(SE 4TH ST)
3422
3422-5
62.5
77.51
82.65
PB A PG 111
3420
3422-3
3422-2
3422-7
3422-6
3422-8
3422-1
PG 79
3444-1
3444-2
3444-4
3442-2
3465
3466-1
105
98.36
3230-1-4
ATLANTIC COAST LINE
3230-200
311.3
254.91
203.36
155.43
90.66
3230-1-2
113.62
263.75
236.85
EASTSIDE
84.16
85.62
3230-1-13
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3230-1-11
3230-1-10
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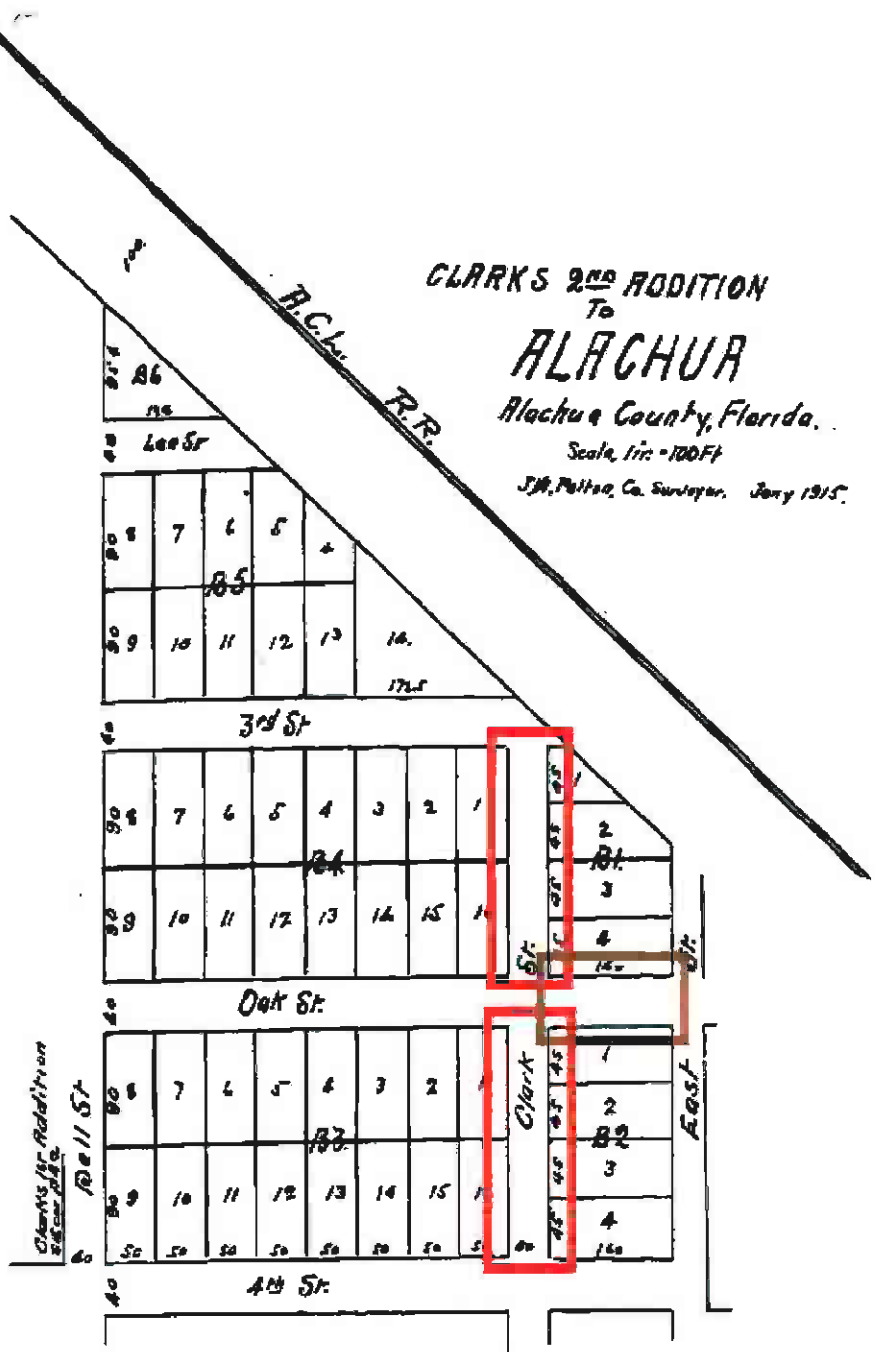
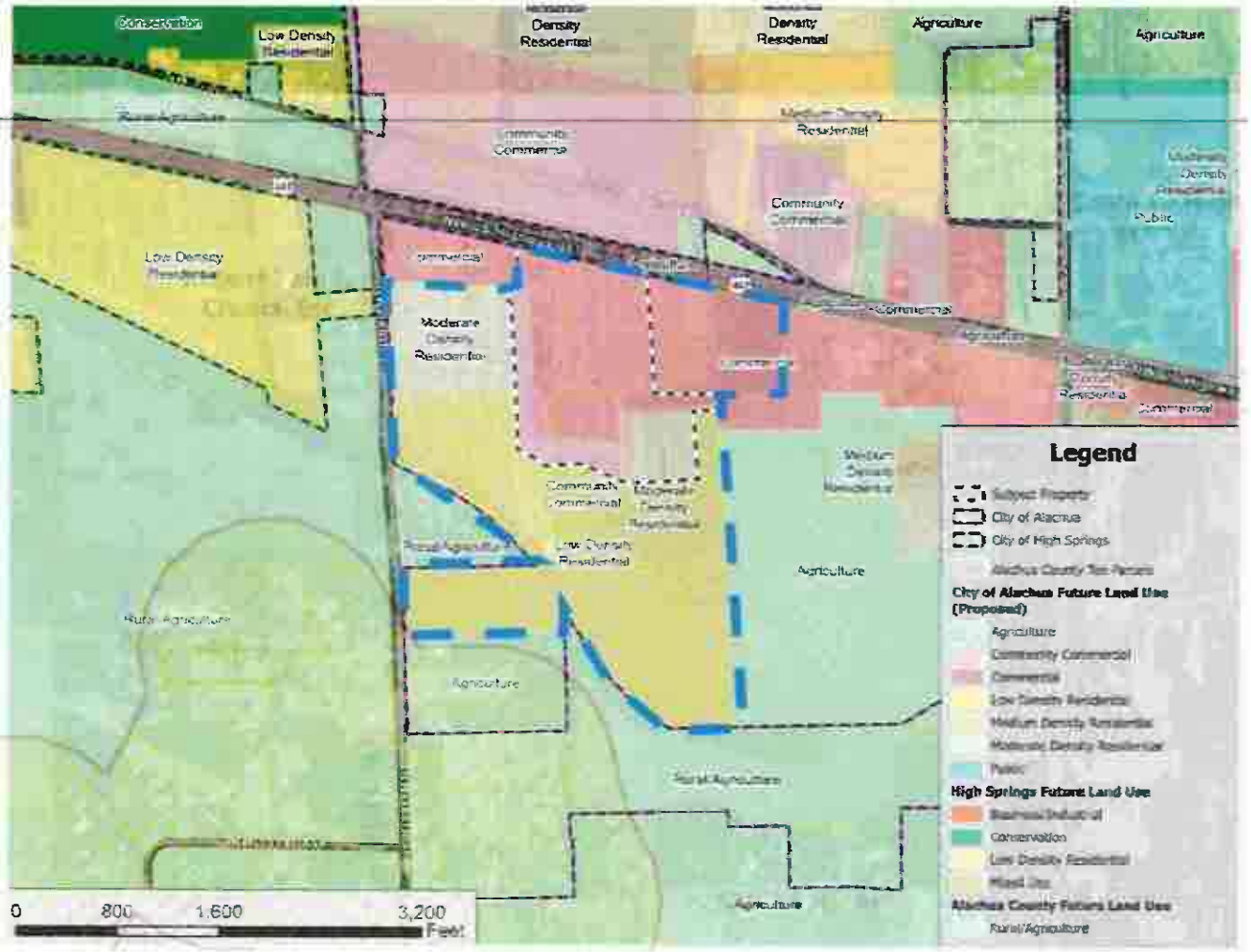


Filed & Recorded January 25. 1915

S. Millinger Clerk. By M.S. Chews D.C.


Conservation
Low Density Residential
Density Residential
Density Residential
Agriculture
Agriculture
Community Commercial
Low Density Residential
Moderate Density Residential
Agriculture
Agriculture
Agriculture
0
800
1,600
3,200
Feet
Legend
Subject Property
City of Alachua
City of High Springs
Alachua County Tax Parcels
City of Alachua Future Land Use (Proposed)
Agriculture
Community Commercial
Commercial
Low Density Residential
Medium Density Residential
Moderate Density Residential
Public
High Springs Future Land Use
Business/Industrial
Conservation
Low Density Residential
Mixed Use
Alachua County Future Land Use
Rural/Agriculture

ECONOMY

The Walmart Effect

New research suggests that the company makes the communities it operates in poorer—even taking into account its famous low prices.

By Rogé Karma

Illustration by Carl Godfrey

DECEMBER 24, 2024

SHARE SAVE

This article was featured in the One Story to Read Today newsletter. Sign up for it here.

No corporation looms as large over the American economy as Walmart. It is both the country's biggest private employer, known for low pay, and its biggest retailer, known for low prices. In that sense, its dominance represents the triumph of an idea that has guided much of American policy making over the past half century: that cheap consumer prices are the paramount metric of economic health, more important even than low unemployment and high wages. Indeed, Walmart's many defenders argue that the company is a boon to poor and middle-class families, who save thousands of dollars every year shopping there.

Two new research papers challenge that view. Using creative new methods, they find that the costs Walmart imposes in the form of not only lower earnings but also higher unemployment in the wider community outweigh the savings it provides for shoppers. On net, they conclude, Walmart makes the places it operates in poorer than they would be if it had never shown up at all. Sometimes consumer prices are an incomplete, even misleading, signal of economic well-being.

In the 1990s and early 2000s, before tech giants came to dominate the discourse about corporate power, Walmart was a hot political topic. Documentaries and books proliferated with such titles as *Wal-Mart: The High Cost of Low Price* and *How Walmart Is Destroying America (And the World)*. The publicity got so bad that Walmart created a "war room" in 2005 dedicated to improving its image.

When the cavalry came, it came from the elite economics profession. In 2005, Jason Furman, who would go on to chair Barack Obama's Council of Economic Advisers, published a paper titled "Wal-Mart: A Progressive Success Story." In it, he argued that although Walmart pays its workers relatively low wages, "the magnitude of any potential harm is small in comparison" with how much it saved them at the grocery store. This became the prevailing view among many economists and policy makers over the next two decades.

Fully assessing the impact of an entity as dominant as Walmart, however, is a complicated task. The cost savings for consumers are simple to calculate but don't capture the company's total effect on a community. The arrival of a Walmart ripples

through a local economy, causing consumers to change their shopping habits, workers to switch jobs, competitors to shift their strategies, and suppliers to alter their output.

Annie Lowrey: How the low minimum wage helps big companies

The two new working papers use novel methods to isolate Walmart's economic impact —and what they find does not look like a progressive success story after all. The first, posted in September by the social scientists Lukas Lehner and Zachary Parolin and the economists Clemente Pignatti and Rafael Pintro Schmitt, draws on a uniquely detailed dataset that tracks a wide range of outcomes for more than 18,000 individuals across the U.S. going back to 1968. These rich data allowed Parolin and his co-authors to create the economics equivalent of a clinical trial for medicine: They matched up two demographically comparable groups of individuals within the dataset and observed what happened when one of those groups was exposed to the "treatment" (the opening of the Walmart) and the other was not.

Their conclusion: In the 10 years after a Walmart Supercenter opened in a given community, the average household in that community experienced a 6 percent decline in yearly income—equivalent to about $5,000 a year in 2024 dollars—compared with households that didn't have a Walmart open near them. Low-income, young, and less-educated workers suffered the largest losses.

In theory, however, those people could still be better off if the money that they *saved* by shopping at Walmart was greater than the hit to their incomes. According to a 2005 study commissioned by Walmart itself, for example, the store saves households an average of $3,100 a year in 2024 dollars. Many economists think that estimate is generous (which isn't surprising, given who funded the study), but even if it were accurate, Parolin and his co-authors find that the savings would be dwarfed by the lost income. They calculate that poverty increases by about 8 percent in places where a Walmart opens relative to places without one even when factoring in the most optimistic cost-savings scenarios.

But their analysis has a potential weakness: It can't account for the possibility that Walmarts are not evenly distributed. The company might, for whatever reason, choose communities according to some hard-to-detect set of factors, such as deindustrialization or de-unionization, that predispose those places to growing poverty in the first place. That's where the second working paper, posted last December, comes in. In it, the economist Justin Wiltshire compares the economic trajectory of counties where a Walmart did open with counties where Walmart *tried* to open but failed because of local resistance. In other words, if Walmart is selecting locations based on certain hidden characteristics, these counties all should have them. Still, Wiltshire arrives at similar results: Workers in counties where a Walmart opened experienced a greater decline in earnings than they made up for with cost savings, leaving them worse off overall. Even more interesting, he finds that the losses weren't limited to workers in the retail industry; they affected basically every sector from manufacturing to agriculture.

What's going on here? Why would Walmart have such a broadly negative effect on income and wealth? The theory is complex, and goes like this: When Walmart comes to town, it uses its low prices to undercut competitors and become the dominant player in a given area, forcing local mom-and-pop grocers and regional chains to slash their costs or go out of business altogether. As a result, the local farmers, bakers, and manufacturers that once sold their goods to those now-vanished retailers are gradually replaced by Walmart's array of national and international suppliers. (By some estimates, the company has historically sourced 60 to 80 percent of its goods from China alone.) As a result, Wiltshire finds, five years after Walmart enters a given county, total employment falls by about 3 percent, with most of the decline concentrated in "goods-producing establishments."

From the December 2011 issue: How Walmart is changing China

Once Walmart has become the major employer in town, it ends up with what economists call "monopsony power" over workers. Just as *monopoly* describes a company that can afford to charge exorbitant prices because it lacks any real competition, *monopsony* describes a company that can afford to pay low wages because

workers have so few alternatives. This helps explain why Walmart has consistently paid lower wages than its competitors, such as Target and Costco, as well as regional grocers such as Safeway. "So much about Walmart contradicts the perfectly competitive market model we teach in Econ 101," Wiltshire told me. "It's hard to think of a clearer example of an employer using its power over workers to suppress wages."

Walmart's size also gives it power over the producers who supply it with goods. As Stacy Mitchell, a co–executive director of the Institute for Local Self-Reliance, recently wrote in *The Atlantic*, Walmart is well known for squeezing its suppliers, who have little choice but to comply for fear of losing their largest customer. Selling to Walmart at such low prices can force local suppliers to lay off workers and pay lower wages to those who remain. They also naturally try to make up for the shortfall by charging their other customers higher prices, setting off a vicious cycle that allows Walmart to entrench its dominance even further.

The most direct upshot of the new research is that Walmart isn't the bargain for American communities that it appears to be. (When I reached out to Furman about the new research, he said he wasn't sure what to make of it and suggested I talk with labor economists.) More broadly, the findings call into question the legal and conceptual shift that allowed Walmart and other behemoths to get so huge in the first place. In the late 1970s, antitrust regulators and courts adopted the so-called consumer-welfare standard, which held that the proper benchmark of whether a company had gotten too big or whether a merger would undermine competition was if it would raise consumer prices or reduce sellers' output. In other words, the purpose of competition law was redefined as *the most stuff possible, as cheaply as possible*. But as the new Walmart research suggests, that formula does not always guarantee the maximum welfare for the American consumer.

The outgoing Biden administration, with its focus on reviving antitrust, recognized this. Its most recent enforcement guidelines, for example, direct the government to take into account a merger's effect on workers, not just consumers, and the antitrust agencies have included such claims in multiple lawsuits. The question is whether the

incoming Trump administration, which has sent mixed messages on corporate consolidation, will follow the same path.

Recent history shows the political danger in threatening low consumer prices. The public's reaction to the inflation of the past few years suggests that many Americans would rather be slightly poorer but have price stability than be richer but with more inflation. That will tempt policy makers to prioritize low prices above all else and embrace the companies that offer them. But if Walmart's example reveals anything, it is that, in the long term, low prices can have costs of their own.

Support for these stories was provided in part by the William and Flora Hewlett Foundation. The Atlantic *maintains full editorial control over its content.*

ABOUT THE AUTHOR

Rogé Karma

Follow

Rogé Karma is a staff writer at *The Atlantic*.

About

Contact

Subscription

From: David Wisener <da_wisener@cityofalachua.org>
Sent: Thursday, April 23, 2026 10:19 AM
To: Sonia Soto - sosoto <Sonia.Soto@walmart.com>
Subject: EXT: RE: City of Alachua Economic Listening Tour

EXTERNAL: Report suspicious emails to **Email Abuse.**

Hi Ms. Soto – would love to schedule a meeting soon to touch base on how the city can better assist Walmart's success.

From: David Wisener
Sent: Wednesday, April 8, 2026 10:57 AM
To: 'Sonia Soto - sosoto' <Sonia.Soto@walmart.com>
Subject: RE: City of Alachua Economic Listening Tour

Hi Ms. Soto – I'd like to hopefully schedule a get-together in the near future to discuss with the right people how the City can better support Walmart and our other local employers. Please let me know!

From: David Wisener
Sent: Tuesday, March 10, 2026 8:35 AM
To: 'Sonia Soto - sosoto' <Sonia.Soto@walmart.com>
Subject: RE: City of Alachua Economic Listening Tour

Good morning Ms. Soto – I wanted to follow up on this email as I hope to be able to schedule some time with you and others if possible at Walmart to see what the City might be able to do to better support it and our other local employers. Hope to hear from you soon.

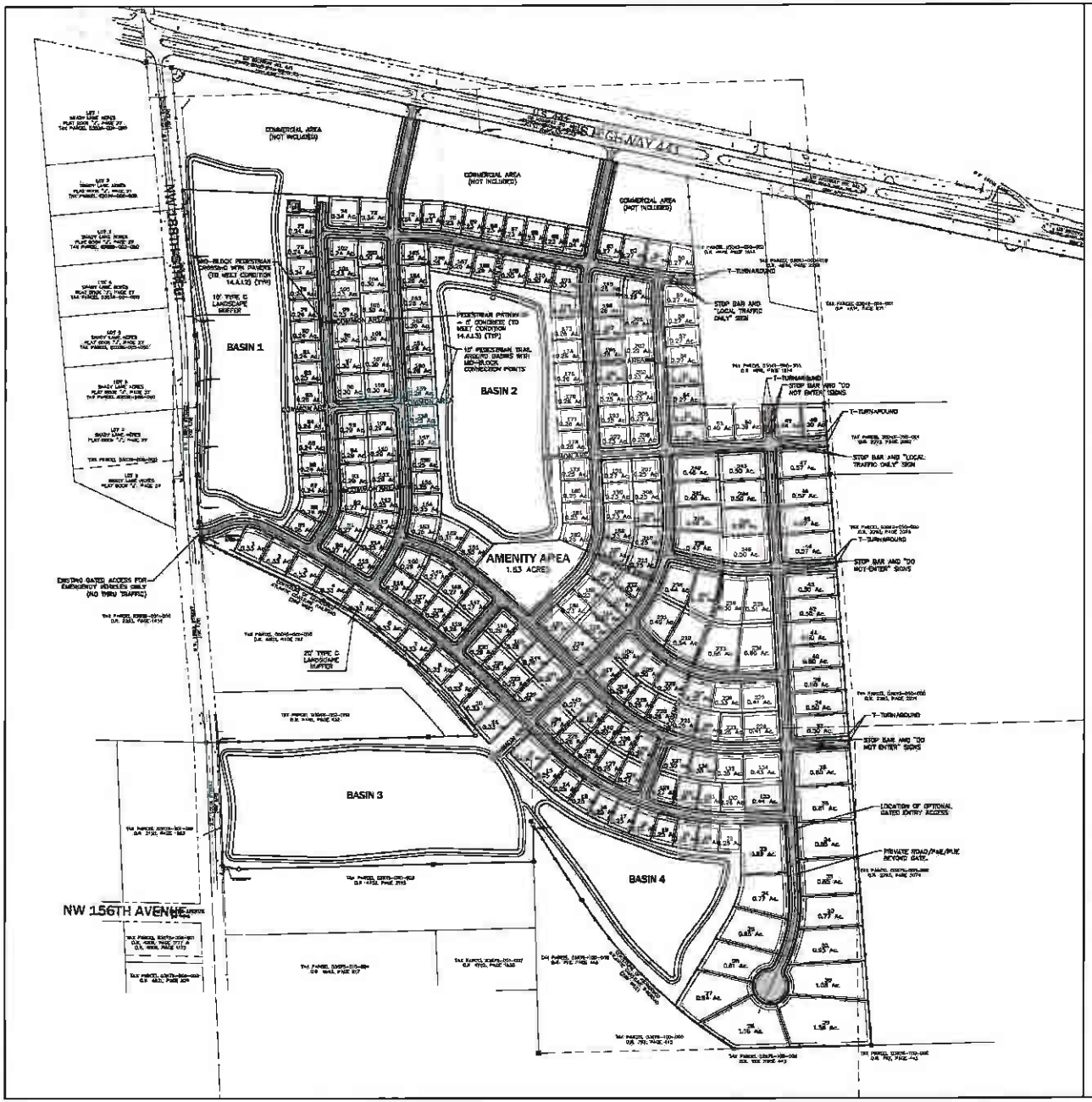
Public Comment

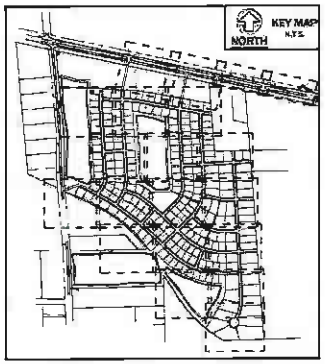
PSSC26-0002
Farmlands Commercial SSCPA

Legislative Hearing
June 8, 2026

Farmlands Chronology 2021-2024

Dec. 23, 2021	Neighborhood Meeting
Dec. 29, 2021	Application for Comp. Plan and Zoning Amendments • 155 acres Agriculture to Residential • 7 acres Agriculture to Community Commercial
April 25, 2022	City Commission first reading
July 25, 2022	City Commission approves Comp. Plan and Zoning Amendments
July 31, 2023	Preliminary Plat submitted • 246 single family lots • minimum 10,000 sq. ft
Oct. 4, 2023	Revised Preliminary Plat submitted
Dec. 11, 2023	City Commission approves Revised Preliminary Plat
April 26, 2024	Application for Phase 1 Construction Plans submitted • 68 homes on 44 acres
Sept. 17, 2024	Revised Application for Phase 1 Construction Plans
Nov. 13, 2024	City Commission approves Revised Phase 1 Construction Plans





LEGEND

- ZONING LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)	
LOT AREA, MIN. (SF)	10,000 S.F.*
LOT WIDTH, MIN. (FT)	90 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	7.5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	35 FT.
LOT COVERAGE, MAX. (% OF LOT)	40%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

*MINIMUM LOT SIZE 1/2 ACRE FOR LOTS 27-47.
*MINIMUM LOT SIZE 1/3 ACRE FOR LOTS 1-11.

eda consultants inc.

NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 81572
Engineer Certificate No.

Project No: 2021-0176

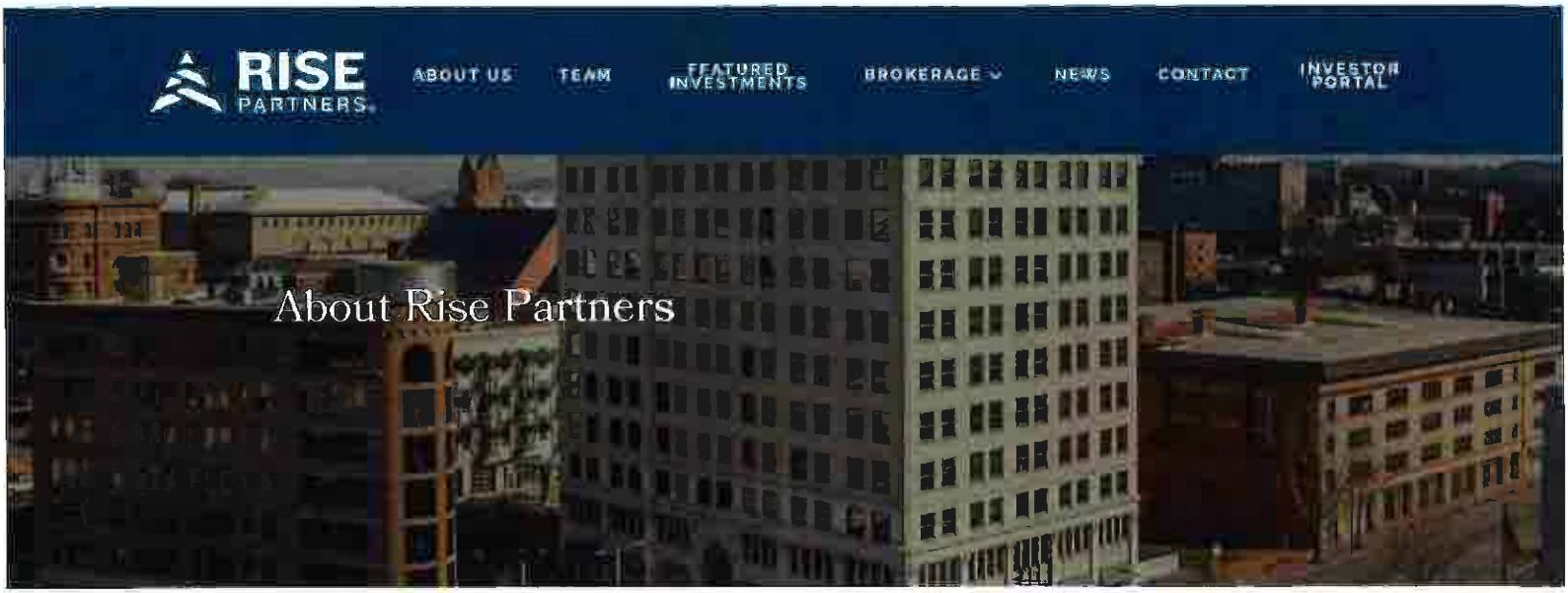
Project phase: PRELIMINARY PLAT

Project Title:
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:
OVERALL SITE PLAN

Designed: CSV
Drawn: SLP/BLB
Checked: CSV
Date: 10/18/23

Sheet No:
C200



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MEET OUR TEAM

RISE PARTNERS

Rise Partners is a privately held commercial real estate firm specializing in development, redevelopment, acquisitions, commercial brokerage and property management throughout the Southeast.

info@risepartners.net
423.654.7104

ROADWAY SEGMENT LEVEL-OF-SERVICE ANALYSIS

FARMLANDS MIXED USE

ALACHUA, FL

City of ALACHUA

the good life community

Submittals:
Submittal 1 – October 30, 2025

Submitted by: Optimus Traffic Solutions, LLC

Brian R Snyder

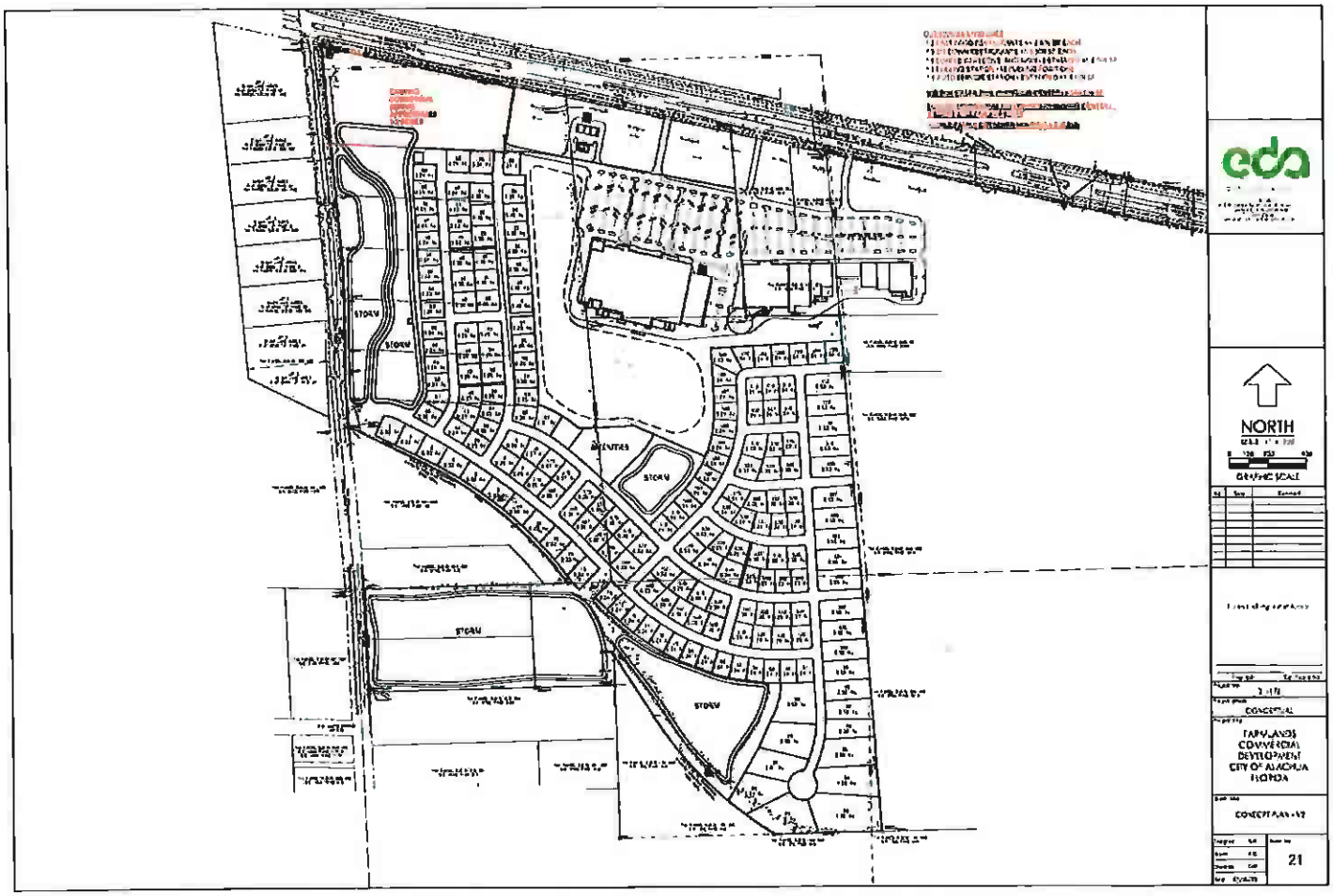
Brian Richard Snyder
State of Florida
Professional Engineer,
License No. 74607

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

RECEIVED
OCT 30 2025


NORTH
GRAPHIC SCALE
CONCEPTUAL
TAPP LANDS
COMMERCIAL
DEVELOPMENT
CITY OF ALACHUA
FLORIDA
21

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 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 188th Street
- Access B - Full median opening site access, located approximately 1,915 FT east of NW 188th 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 164th 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

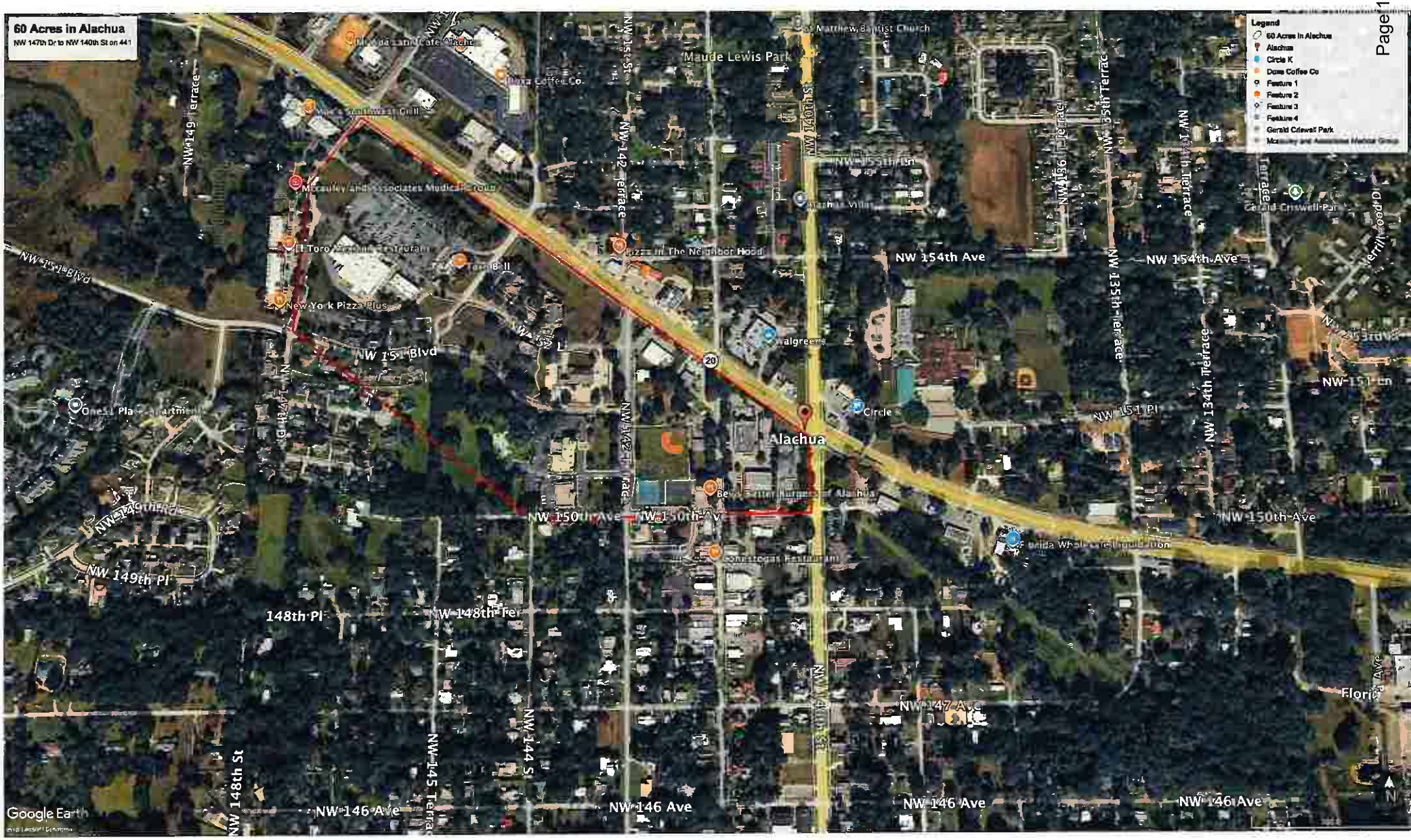

60 Acres in Alachua
NW 147th Dr to NW 140th St on 441
Legend
60 Acres in Alachua
Alachua
Circle K
Dose Coffee Co
Feature 1
Feature 2
Feature 3
Feature 4
Gerald Criswell Park
Maude Lewis Park
St Matthew Baptist Church
Dose Coffee Co.
Gerald Criswell Park
Pizza In The Neighbor Hood
New York Pizza Plus
Walgreens
Circle K
Alachua
NW 154th Ave
NW 150th Ave
NW 146 Ave
NW 149th Terrace
NW 142 Terrace
NW 140th St
NW 135th Terrace
NW 134th Terrace
NW 151 Blvd
NW 151 Pl
NW 149th Pl
148th Pl
NW 148th Ter
NW 148th St
NW 145 Terra
NW 144 St
NW 147 Ave
Florida Ave
Google Earth

Figure 2 illustrates the roadway segment capacity utilization under the buildout condition. As shown in **Table 7** and illustrated in **Figure 2**, the addition of the Farmlands Mixed Use project trips, causes the HWY 441 segment (4107, 6) from I-75 to CR 235A to exceed the adopted level-of-service capacity. This is the only segment that exceeds the level-of-service capacity 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, as illustrated in **Figure 2**. Strategic Planning and transportation techniques will ensure the City's quality of life elements are maintained as growth occurs throughout north central Florida.

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 from this development will be to/from the retail and restaurants. Unlike residential land uses that add trips, these land uses essentially absorb instead of create trips in the roadway network and reducing the drive time for the local traveling public.

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, it is recommended that a more detailed analysis is provided along the HWY 441 roadway segment (4107, 6). Intersection analysis at the signalized intersections along this corridor will provide the level-of-service of the 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.

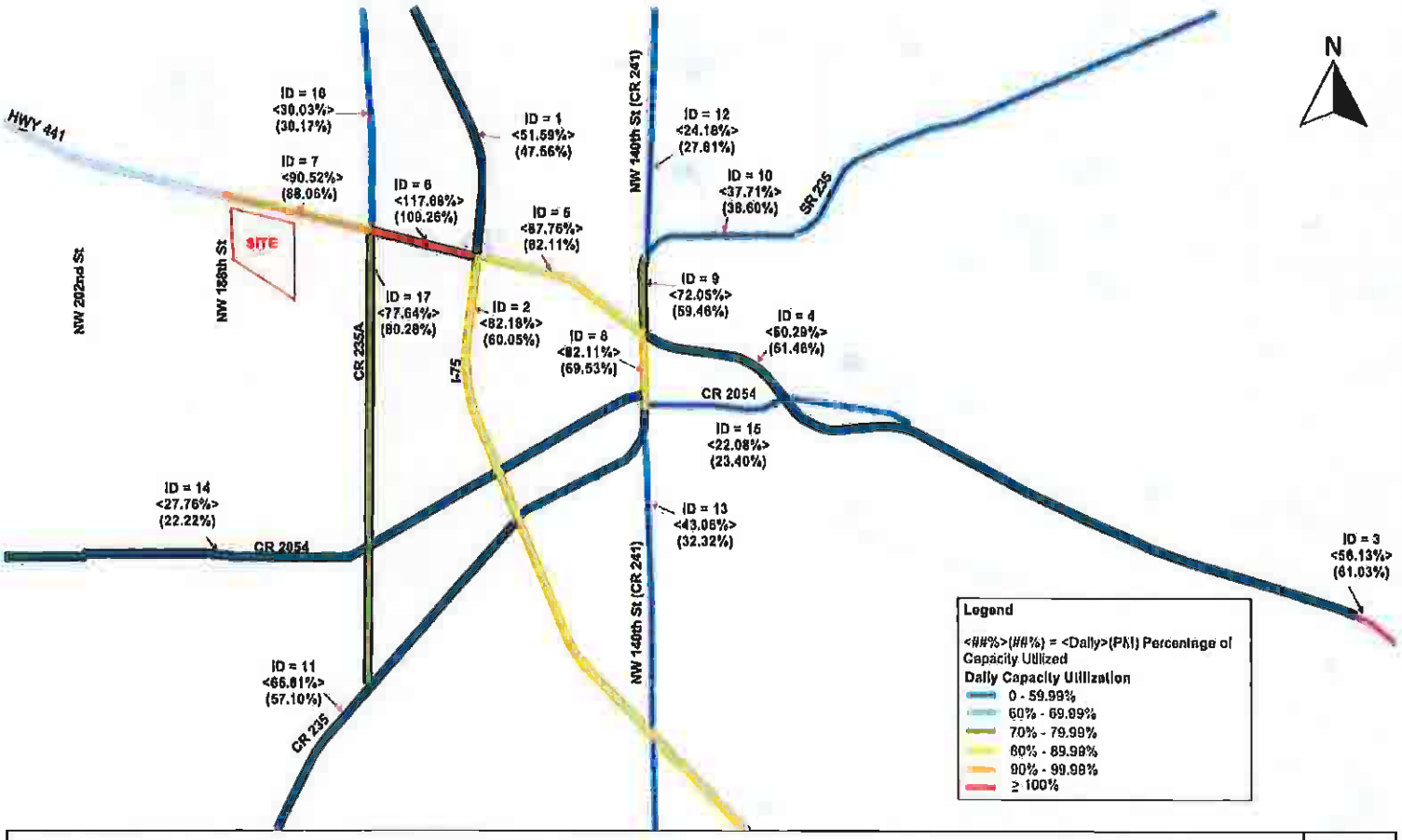


Figure 2: Percentage of Capacity Utilization Map

Page 14

Carson J. Crockett

From: Cathy Messersmith <cat2love@icloud.com>
Sent: Monday, June 8, 2026 2:26 PM
To: City Commissioners
Cc: Planning Division
Subject: No to Farmlands: Staff Shared Legislative Decisions Are a Choice

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

Carson J. Crockett

From: Patti Marcheret <kwautomail@phone2action.com>
Sent: Monday, June 8, 2026 1:09 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Please preserve our quality of life now and for future generations

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,

Patti Marcheret
14619 SW 118 Ave.
Archer, FL 32618
30007091@sfcollege.edu
(786) 229-2560

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.

Carson J. Crockett

From: Steven Schell <kwautomail@phone2action.com>
Sent: Monday, June 8, 2026 12:56 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

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.
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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,

Steven Schell
17823 NW County Rd 237
Alachua, FL 32615
tokoindo@hotmail.com
(727) 692-6352

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.

Carson J. Crockett

From: Noah Weller <nweller77@gmail.com>
Sent: Monday, June 8, 2026 11:36 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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,
Noah

Carson J. Crockett

From: Terissa Nutt <terissanutt@gmail.com>
Sent: Monday, June 8, 2026 11:24 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

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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.

Sent from my iPhone

Carson J. Crockett

From: Diane Saunders <kwautomail@phone2action.com>
Sent: Monday, June 8, 2026 10:54 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Here we go again! Think think think then think again. More traffic congestions, wear & tear on all ready horrible roads, more trash. This is a NI BRAINER! No no no. Do not allow 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.
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,

Diane Saunders
28098 Nw 174th Ave
High Springs, FL 32643
dsaunders123@att.net
(305) 481-5168

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.

Carson J. Crockett

From: Jessica Sanchez <meljess26@gmail.com>
Sent: Monday, June 8, 2026 10:48 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

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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.

Please vote no.

Jessica Sanchez

Sent from my iPhone

Carson J. Crockett

From: Katrina Vargas <kwautomail@phone2action.com>
Sent: Monday, June 8, 2026 10:09 AM
To: Planning Division
Subject: From a resident who lives on this street, please don't do this to us!!

My family and I live on our family's land that we have owned for the last 50 years. It is special to us. The stars. The birds, the sounds. Beautiful nature. Fresh well water. Growing our own vegetables and enjoying this beautiful setting. To us and our neighbors, this area is an inviting retreat. We don't want more traffic, noise and light pollution. We have seen a dramatic increase in traffic over the past t years and 441 is often bumper to bumper already from this intersection to the interstate. We worry about the environmental repercussions, pollution to air and ground, the water and sewer impact in a small area. We weren't built for this. Our area isn't meant for this. This isn't our vision. There's already a huge burden on this land with the existing developments and tower hill project, new neighborhoods that seemingly pop up overnight. We can't do this to our beautiful land. We are intentionally developing a food forest to pass on to our children. It is being directly threatened.

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,

Katrina Vargas
15302 Nw 188th St
Alachua, FL 32615
gogators.pt@gmail.com
(352) 210-0712

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Carson J. Crockett

From: Chris Beatty <cwbeatty9399@gmail.com>
Sent: Monday, June 8, 2026 9:23 AM
To: Planning Division; City Commissioners
Subject: June 8th Vote: Farmlands Ordinances 26-09 and 26-10

Dear Mayor and Alachua City Commissioners,

I support the Farmlands Shopping Center because it will make everyday life more convenient for local families while providing important benefits for our community.

Many residents often have to drive to Gainesville for shopping, groceries, and other errands. Bringing more stores and services to Alachua would save time, reduce travel, and allow residents to spend more of their money locally.

The project would also generate significant new tax revenue for the city. The property currently generates about $15,900 per year in property taxes, but the Farmlands development is projected to generate more than $1.4 million annually. That additional revenue can help support city services, infrastructure, and other community needs without increasing taxes on local residents. I encourage you to vote in favor of the Farmlands Shopping Center.

Chris Beatty
Alachua County, FL Resident

Carson J. Crockett

From: Nicole Gilbo <nicole.gilbo@gmail.com>
Sent: Monday, June 8, 2026 8:55 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

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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.

Carson J. Crockett

From: Michael Bayle <kwautomail@phone2action.com>
Sent: Monday, June 8, 2026 6:56 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

I drive to and from work from High Springs into Gainesville and this area of the drive is already the most congested and aggravating.

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,

Michael Bayle
16502 NW 206th Dr
High Springs, FL 32643
mike.bayle@gmail.com
(813) 493-1674

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.

Carson J. Crockett

From: Trina Bayle <kwautomail@phone2action.com>
Sent: Monday, June 8, 2026 6:47 AM
To: Planning Division
Subject: NO to big box!

My husband and I moved her 7 years ago to get away from this development in small towns...if this continues on the High Springs. Side of 441 it will look no different from where we moved from just outside of Tampa...there is no need for these "shopping destinations" to be on every exit on I-75.

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,

Trina Bayle
16502 NW 206th Dr
High Springs, FL 32643
trinakay2@gmail.com
(813) 777-6390

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.

Carson J. Crockett

From: Donald Haley <kwautomail@phone2action.com>
Sent: Sunday, June 7, 2026 4:16 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

The reason why I moved to Alachua County the High Springs area. This was a house that was already built. I did not take up any land. I bought a house that somebody was moving from love the little town atmosphere by bringing in a big box store. It's just gonna choke out a little home town feeling.
Along with big box, stores comes with unwanted crime that nobody really wants to see move into Alachua or High Springs
Please vote. No, I'll accept the drive further to go to a big box store.

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,

Donald Haley
20387 NW 175th Ave
High springs, FL 32643
donh23@gmail.com
(217) 993-2935

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.

Carson J. Crockett

From: Pamela Blasetti <blasettipamela@gmail.com>
Sent: Sunday, June 7, 2026 4:05 PM
To: City Commissioners
Cc: Planning Division
Subject: No to Farmlands: Staff Shared Legislative Decisions Are a Choice

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

Carson J. Crockett

From: Pamela Stuart <kwautomail@phone2action.com>
Sent: Sunday, June 7, 2026 2:42 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

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,

Pamela Stuart
19156 NW 228 Street
HIGH SPRINGS, FL 32643
pstuart411@gmail.com
(727) 515-5072

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.

Carson J. Crockett

From: Pam Bishop <pambishop01@gmail.com>
Sent: Sunday, June 7, 2026 1:49 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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

Carson J. Crockett

From: Donna Haley <kwautomail@phone2action.com>
Sent: Sunday, June 7, 2026 8:29 AM
To: Planning Division
Subject: Please deny the farmland comp amendment

We don't want the higher crime and traffic congestion. We moved here because it is quiet and peaceful and safe. Our infrastructure is already under pressure.

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,

Donna Haley
20387 NW 175th Ave
High Springs, FL 32643
donna.haley@ymail.com
(217) 280-1166

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.

Carson J. Crockett

From: Dylan Witt <dylanwitt3621@gmail.com>
Sent: Sunday, June 7, 2026 7:08 AM
To: Planning Division
Cc: City Commissioners
Subject: June 8 vote, farmlands

Mayor and Commissioners,

As an Alachua resident, I support the Farmlands Shopping Center because it will bring jobs, new investment, and much-needed shopping and services closer to home.

Many residents currently have to travel to Gainesville for everyday needs. This project would provide more convenient options locally while creating approximately 1,200 permanent jobs, more than 1,290 construction jobs, and over $151 million in private investment.

The development would also generate significant new tax revenue for the city, helping fund local services without increasing taxes on residents.

I encourage you to vote in favor of the Farmlands Shopping Center and support this opportunity for Alachua's future.

Dylan Witt
Alachua, FL 32615

Carson J. Crockett

From: Christian Olivo <kwautomail@phone2action.com>
Sent: Saturday, June 6, 2026 11:39 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

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,

Christian Olivo
22346 nw 176th PL
High Springs, FL 32643
chrisjazhiel91@gmail.com
(352) 709-2168

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.

Carson J. Crockett

From: Rachel R <1brightsunnysky@gmail.com>
Sent: Saturday, June 6, 2026 7:08 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

Carson J. Crockett

From: Travis Wood <woodtn@gmail.com>
Sent: Saturday, June 6, 2026 5:50 PM
To: Planning Division
Subject: June 8th Vote: Farmlands Ordinances 26-09 and 26-10

[redacted]

Carson J. Crockett

From: John Havlik <jdhavlik@yahoo.com>
Sent: Friday, June 5, 2026 5:40 PM
To: City Commissioners
Cc: Planning Division
Subject: Vote No to Farmlands on 06/08/26

Dear Honorable Mayor and Respected Commissioners,

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 will draw regional traffic - well beyond what the surrounding roads are designed to reasonably handle.

This is a legislative decision, which means the Commission is not required to approve.

US 441 already experiences heavy daily 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.

More concerning is that large commercial centers could pull activity away from downtown Main Street and affect the local charm that defines our community.

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 thoughtful consideration!

Respectfully,

John Havlik
13825 NW 147th Ave
Alachua, FL 32615

Sent from my I phone

Carson J. Crockett

From: Giselle Vazquez <npfamilytele@gmail.com>
Sent: Friday, June 5, 2026 11:26 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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

Carson J. Crockett

From: Giselle Vazquez <gtoruno2@gmail.com>
Sent: Friday, June 5, 2026 11:26 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

Carson J. Crockett

From: Julio Fuentes <Julio@fshcc.com>
Sent: Friday, June 5, 2026 10:47 AM
To: Planning Division; City Commissioners
Subject: Support for the Farmlands Shopping Center Project

The Florida State Hispanic Chamber of Commerce has long championed policies and projects that create economic opportunity, strengthen local communities, and support small business growth across Florida. Representing more than 604,000 Hispanic-owned businesses that contribute over $90 billion annually to our state's economy, we understand the importance of responsible development that creates jobs, expands commerce, and improves quality of life.

The proposed Farmlands Shopping Center in Alachua represents exactly the kind of investment that can help communities thrive. The project is expected to create approximately 1,200 permanent jobs and more than 1,290 construction jobs, providing meaningful employment opportunities and generating economic activity that will benefit local families and businesses alike.

Beyond its economic impact, the development will provide residents with greater access to shopping, services, and everyday necessities closer to home. For working families, seniors, and residents who currently travel outside the community for many basic needs, the project offers increased convenience while keeping more consumer spending and business activity within Alachua.

The Farmlands Shopping Center will also deliver significant long-term benefits to the community through increased tax revenue. The project is projected to generate more than $1.4 million annually in property taxes, substantially increasing resources available for local schools, city services, libraries, and other community priorities, all without raising taxes on residents.

Projects like this help create stronger local economies, support entrepreneurs, attract investment, and provide communities with the resources they need to grow and prosper. For these reasons, the Florida State Hispanic Chamber of Commerce respectfully urges you to support the Farmlands Shopping Center.

Best,

Julio Fuentes
President
FSHCC

Carson J. Crockett

From: MaryBeth Schmale <mbschmale@gmail.com>
Sent: Friday, June 5, 2026 7:43 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

MaryBeth

"Life isn't about finding yourself,
Life is about creating yourself!"

George Bernard Shaw

Carson J. Crockett

From: Aurora Sikes <aurora.sikes@go.sfcollege.edu>
Sent: Thursday, June 4, 2026 5:34 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

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Please note that Florida has a broad public records law, and that all correspondence to or from College employees via email may be subject to disclosure.

Carson J. Crockett

From: pegportwine@aol.com
Sent: Thursday, June 4, 2026 9:01 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

Carson J. Crockett

From: Merry Anthony <mkead@ymail.com>
Sent: Thursday, June 4, 2026 7:13 PM
To: Planning Division
Subject: Support for The Farmlands Commercial Application

I am writing to express my strong endorsement for The Farmlands commercial application and to respectfully urge a favorable vote. This project presents a well-considered and meticulously planned opportunity to enhance shopping and dining options for residents across the Alachua area. As someone who frequents Alachua for work 5-6 days a week, I have observed the limited shopping and dining establishments available in the area. It is important to note that the proposed development will not detract from the existing downtown businesses. A pertinent example is Gainesville, where despite substantial commercial growth along Archer Road, the downtown area continues to flourish. Furthermore, the Farmlands project is notably less intensive than what the current zoning permits. It is worth highlighting that the entire stretch of 441 in this vicinity is already designated for commercial use, and there are no residential properties adjacent to the Farmlands commercial site or the additional property. In light of these considerations, I firmly believe that this project will bring significant advantages to the community. I would also like to draw attention to the fact that the individuals attending the meetings in person often express opposition to various projects. For instance, they opposed the Publix/Lowes development, yet many of them now patronize these establishments. It is essential to recognize that there are numerous supporters of this project who may not be present at these meetings. Thank you for taking the time to consider my perspective.

Merry Anthony

Carson J. Crockett

From: Merry Anthony <mkeadbob@gmail.com>
Sent: Thursday, June 4, 2026 7:07 PM
To: Planning Division
Subject: Vote YES on Farmlands

I am writing to express my support for The Farmlands commercial application and to respectfully encourage a YES vote. This project represents a well-planned opportunity to expand shopping and dining options for residents throughout the Alachua area. For someone who works in Alachua 5-6 days per week it really lacks shopping/restaurants.
The proposed development will not diminish the 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.
That entire stretch of 441 in this area is already zoned for commercial use, and no existing residences border the Farmlands commercial property or the additional property.
For these reasons, I believe this project offers meaningful benefits to the community.
The only people that attend the meetings in person come to oppose everything. They opposed the Publix/Lowes yet all shop there now?
Please understand there are more people who wants this project they just don't attend the meetings!
Thank you for your time and consideration.

Carson J. Crockett

From: Lois <123insure@gmail.com>
Sent: Thursday, June 4, 2026 5:28 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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

Carson J. Crockett

From: Marsha Jones <marshaljoneshs@gmail.com>
Sent: Thursday, June 4, 2026 3:43 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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

Carson J. Crockett

From: Leah <ognennylev@yahoo.com>
Sent: Thursday, June 4, 2026 12:30 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

Leah and Noam Bunder

Yahoo Mail: Search, Organize, Conquer

Carson J. Crockett

From: Genie O'Brien <genieobrien@gmail.com>
Sent: Thursday, June 4, 2026 11:16 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

Carson J. Crockett

From: Chris Greene <kwautomail@phone2action.com>
Sent: Thursday, June 4, 2026 10:41 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Stop trying to ruin the reason we live out here. Not to mention the increase in already terrible traffic.

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,

Chris Greene
22320 nw 190th ave
High springs, FL 32643
jstriding@yahoo.com
(352) 316-4395

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.

Carson J. Crockett

From: Sharon Latkovic <sharonlc108@gmail.com>
Sent: Thursday, June 4, 2026 10:29 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

Mainly I'm concerned about the heavy traffic and trucks it will bring to the US highway 235 where there have already been multiple car accidents in front of the school Alachua Learning Center. More cars means more chances of reckless drivers and accidents!

Also, 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.

Carson J. Crockett

From: Paul Norris <pnorris06@yahoo.com>
Sent: Thursday, June 4, 2026 10:16 AM
To: Planning Division
Subject: The Farmlands

City Commissioners,

I respectfully urge you to vote in favor of the Farmland project and support responsible growth in our community. This development will create new jobs, generate additional tax revenue, and strengthen our local economy.

Currently, many residents travel outside the city to shop and spend money elsewhere. By expanding local retail and commercial opportunities, we can keep more of those dollars within our community while providing greater convenience for residents. Supporting projects like Farmland helps ensure continued economic growth and enhances the quality of life for those who live and work here.

Thank you for your consideration, and I encourage you to vote yes on the Farmland project.

Best regards,

Paul Norris

Carson J. Crockett

From: Kaderian Hunter <kwautomail@phone2action.com>
Sent: Thursday, June 4, 2026 9:02 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

I live in this area and the light at 441 /235A is already congested and there is not a crosswalk going over 441 so children and sometimes workers try to cross that street which can be dangerous. In addition, there is not enough traffic planning in that area to not cause this to be a heavy traffic area and residence, not being able to leave or returned to their homes.

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,

Kaderian Hunter
16824 nw 174 terr
alachua, FL 32615
hunterkaderian@gmail.com
(352) 231-9295

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.

Carson J. Crockett

From: ahamlin79 <ahamlin79@windstream.net>
Sent: Thursday, June 4, 2026 1:21 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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 have experienced this personally with rush hour backed up to Lowe's from Santa Fe HS headed north and the exact opposite headed south in the mornings. This corridor is a main thoroughfare for several counties in the area and the only alternative to I-75 which has frequent crashes and other longstanding issues.

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.

Carson J. Crockett

From: Gracilda Bartholomew <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 11:40 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Don't build 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,

Gracilda Bartholomew
19091 Northwest 170th Lane,
High Springs, FL 32643
gracildabart@gmail.com
(352) 260-1917

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.

Carson J. Crockett

From: Olivia Mulet <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 11:23 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

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,

Olivia Mulet
18741 NW 240rh Street
High Springs, FL 32643
oliviamulet29@gmail.com
(305) 505-3885

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.

Carson J. Crockett

From: Marina Rocke <rockem@ourala.org>
Sent: Wednesday, June 3, 2026 9:39 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

Carson J. Crockett

From: Umesh Sharma <umesh.shop.1@gmail.com>
Sent: Wednesday, June 3, 2026 9:19 PM
To: City Commissioners
Cc: Planning Division; Elena Rushetskaya
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

regards

Umesh

Cell: 314 252 8332

Carson J. Crockett

From: Aja Stoppe <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 8:28 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

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,

Aja Stoppe
24835 NW 203rd Ave
High Springs, FL 32643
ajamarie@tutanota.com
(352) 275-1477

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.

Carson J. Crockett

From: Lane Pendergrast <pendergrastlane@yahoo.com>
Sent: Wednesday, June 3, 2026 7:38 PM
To: Planning Division
Subject: Farmlands vote yes

We need more shopping in Alachua. People don't want to drive far to shop. We want to live and shop local! Please vote yes for the Farmlands proposal.
Sent from my iPhone

Carson J. Crockett

From: Natalie Addison <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 7:09 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

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,

Natalie Addison
20615 Railroad Ave
High Springs, FL 32643
natalie.e.addison@gmail.com
(386) 623-2145

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.

Carson J. Crockett

From: Sharon Weissman <sharon@ourala.org>
Sent: Wednesday, June 3, 2026 6:14 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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
Always, Sharon

Carson J. Crockett

From: Kali McCullough <kali.mccullough@gmail.com>
Sent: Wednesday, June 3, 2026 6:37 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

Kali McCullough, MBA-HCM (she/her)
kali.mccullough@gmail.com

Carson J. Crockett

From: David Spencer <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 5:15 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Box stores force local independents to go out of business.

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,

David Spencer
27619 NW 182nd Avenue
High Springs, FL 32643
bellamyfarm@gmail.com
(352) 222-4920

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.

Carson J. Crockett

From: Sandra Spencer <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 5:09 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Too much traffic

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,

Sandra Spencer
27619 NW 182nd Avenue
High Springs, FL 32643
sandspn@icloud.com
(352) 222-4949

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.

Carson J. Crockett

From: Dhira Dianne Crunkilton <dhira@hotmail.com>
Sent: Wednesday, June 3, 2026 5:02 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

How about water supply and the ability to process waste water. I read that the City is already at the 85% mark and needs help. Why would we want to burden the water process, and even further, in the middle of a draught. There is already enough uncontrolled development in my area. Off of 441 and 156, there is a huge acreage of trees just cut down, and I saw plans for 100 homes to be built. Where are the roads and water coming from? Road 235 already has had many accidents, and crowding with more traffic will not help safety. What about roads? Why is heavy industrial equipment being allowed where there is barely small paved road (156). This area also creates a fire hazard, with huge piles of dead trees all over. This is in addition to fire hazard of another 25 acres near me which was clear cut about 2 years ago, and huge piles of just ready to burn trees and brush still sits there.

I don't see how you can vote for more development when current projects are likely going to damage water supply capacities, overstress roads not meant for heavy traffic, and reduce our quality of life by adding yet more cement in place of trees.

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

Also, stress of water supply at a time of draught. We are asked to reduce our water use at our homes. Why are we asked to conserve, while huge building projects are going to consume more than thousands of homes.

Thank you for your time and consideration.

Sincerely,

Dhira Crunkilton

Carson J. Crockett

From: Laura Tipton <ltgator86@gmail.com>
Sent: Wednesday, June 3, 2026 4:42 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

Carson J. Crockett

From: Mary McFarland <mmcfarland613@gmail.com>
Sent: Wednesday, June 3, 2026 4:39 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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,
Mary C. McFarland
Lifelong resident of Alachua

Carson J. Crockett

From: Jason Anthony <jasonanthony@gwpfit.com>
Sent: Wednesday, June 3, 2026 3:30 PM
To: Planning Division
Subject: The Farmlands

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. The Farmlands project is also far less intensive than what current zoning would allow.

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.

Jason Anthony - Owner
Gainesville Wellness and Performance
352-278-1079 Cell
352-225-3610 Office
jasonanthony@gwpfit.com

Carson J. Crockett

From: Guy burgetto <sburgetto@gmail.com>
Sent: Wednesday, June 3, 2026 2:24 PM
To: Planning Division
Subject: Farmlands commercial project

As a restaurant owner in downtown Alachua, I believe more commercial/shopping will benefit everyone. Please vote YES for The Farmlands commercial project. Keep in mind the supporters do not show up only the people who oppose everything in Alachua.

The developer has put together a well-designed plan that will serve the residents very well. The part time and full-time local jobs starting from day one will benefit the local community. The Santa Fe high school students will be able to have jobs while in school.

Instead of having several 441 openings where people turn into the different businesses you can have a more comprehensive plan. It's all zoned commercial on that 441 strip. It will all get developed, will it be with 1 plan or all separately. All done together at the same time is significantly better.

This will greatly help the city when the property taxes go away in the near future!

VOTE YES for this project.

Carson J. Crockett

From: Carol White <bctwhite@gmail.com>
Sent: Wednesday, June 3, 2026 2:10 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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,

Carol White
Concerned Citizen

Carson J. Crockett

From: Nathan Warner <nathan@i75automotive.com>
Sent: Wednesday, June 3, 2026 1:31 PM
To: City Commissioners
Cc: Planning Division
Subject: June 8th agenda. No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing concerning the June 8 agenda item referred to as Farmlands and the requested amendment to the Future Land Use Map. I respectfully urge you to vote against this proposal in its current form.

Should this site ultimately be developed with a major national retailer, such as Walmart, it has the potential to attract traffic from throughout the region. The resulting increase in vehicle volume could place substantial strain on surrounding roadways that are already heavily utilized.

Because this is a legislative matter, the Commission is under no obligation to approve the request.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained that, outside of quasi-judicial proceedings, elected officials retain the discretion to determine whether a proposal is appropriate for the community. As he stated in the meeting recording: "…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." I respectfully ask that you take my concerns into account when making that decision.

US 441 already experiences significant traffic congestion, and additional regional draw could further impact travel times, roadway safety, and overall quality of life for residents. Development of this magnitude could also alter the small-town atmosphere that many people value and that makes Alachua unique.

Additionally, I am concerned that a large-scale commercial development could divert customers and economic activity away from downtown Main Street and High Springs,

potentially affecting the locally focused character and businesses that contribute to the area's identity.

If the Commission concludes that this proposal is not the right fit for this location, you have the authority to deny the request or encourage the applicant to return with a proposal of a more appropriate scale and intensity.

Key considerations include:

• Traffic – Increased regional traffic on an already busy US 441 corridor

• Scale – A substantial expansion in commercial intensity for the area

• Community Impact – Potential effects on downtown Main Street, High Springs, and the character of the community

Thank you for your time, service, and thoughtful consideration of this matter.

Carson J. Crockett

From: Pamela Olcott <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 1:27 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Not needed; enough heavy traffic of US 441

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,

Pamela Olcott
3305 NW 52nd Ln
Gainesville, FL 32605
olcottpamela108@gmail.com
(352) 262-2902

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.

Carson J. Crockett

From: Mohini Krueger <mohinikrueger@gmail.com>
Sent: Wednesday, June 3, 2026 1:02 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

Mohini Krueger
City of Alachua resident for 35 years

Carson J. Crockett

From: Michael Kutyna <mkutyna@gmail.com>
Sent: Wednesday, June 3, 2026 12:37 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

Carson J. Crockett

From: Linda Verdream <lindamve@gmail.com>
Sent: Wednesday, June 3, 2026 12:10 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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

Carson J. Crockett

From: Gayle Hall <ghall0727@bellsouth.net>
Sent: Wednesday, June 3, 2026 11:57 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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,

Gayle Hall
2312 Range Crescent Ct
Fleming Island, FL 32003

Sent from my iPhone

Carson J. Crockett

From: Jodi Boas <jodi.boas@gmail.com>
Sent: Wednesday, June 3, 2026 10:29 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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.

Stop developing Alachua. Take care of the citizens by responsibly managing the county not sellout off to the highest bidder.

We are a uniquely positioned environmental resource that can support local health. We don't need another big box store.

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.

Regards,
Jodi Boas

Carson J. Crockett

From: gainesvillepro@yahoo.com
Sent: Wednesday, June 3, 2026 9:39 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

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: %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.

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.

Yahoo Mail: Search, Organize, Conquer

Carson J. Crockett

From: Jef Beback <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 7:30 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

We moved here because it was further away from the Gainesville traffic. Please don't bring it back to turn this area into 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,

Jef Beback
16288 NW 205th Street
High Springs, FL 32643
jnjbeback@yahoo.com
(352) 682-3753

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.

Commission Agenda
Item

MEETING DATE: June 22, 2026

SUBJECT: Interlocal Agreement between City of Alachua and Alachua County (Safe Routes to School Project--Mebane Middle School)

PREPARED BY: Brent Lanier

RECOMMENDED ACTION:

is for the City Commission to approve the Interlocal Agreement and authorize and direct Walter Welch, Mayor of City of Alachua, to execute the Interlocal Agreement (and any other documentation necessary to effectuate the Interlocal Agreement).

Summary

The City of Alachua wishes to construct the project known as the Safe Routes to School--Mebane Middle School, which includes the design and construction of sidewalks to improve the safety of students walking to and from Mebane Middle School. The City has made successful application to the Florida Department of Transportation for federal funding through the Safe Routes to School Program to receive federal funding for this project. Since the City is not certified by the Florida Department of Transportation to deliver federally funded projects, the City has requested that Alachua County (who is certified) to deliver the project on behalf of the City by entering into the LAP Agreement with the Florida Department of Transportation. Alachua County has agreed to help deliver the project and enter into the LAP Agreement with the Florida Department of Transportation. The cost and grant total are $1,125.00.

FINANCIAL IMPACT

$0.00 (100% grant award).

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Funding Source - Grants
Quality of LIfe
Community Enhancement

ATTACHMENTS

1. Interlocal Agreement_COA_AlachuaCounty_SafeRoutes

INTERLOCAL AGREEMENT
ALACHUA COUNTY & CITY OF ALACHUA
SAFE ROUTES TO SCHOOL PROJECT MEBANE MIDDLE SCHOOL
NW 141ST STREET AND NW 166TH PLACE

This Interlocal Agreement ("Agreement") is entered into this _____ day of _____, 20____ between Alachua County, a charter county and political subdivision of the state of Florida, by and through its Board of County Commissioners, hereinafter referred to the "**COUNTY**," and the City of Alachua, a municipality in Alachua County, Florida, by and through the City Commission of the City of Alachua hereinafter referred to as the "**CITY.**" The COUNTY and the CITY are collectively referred to herein as the "Parties".

WITNESSETH:

WHEREAS, the COUNTY and the CITY are authorized by §163.01, Florida Statutes, Chapter 125, Florida Statutes, and Chapter 166, Florida Statutes, to enter into interlocal agreements to cooperatively and efficiently use their powers to provide public services that will advance the general health, safety and welfare of the citizens of their jurisdiction; and

WHEREAS, the CITY wishes to construct the project known as the Safe Routes to School – Mebane Middle School, which includes the design and construction of sidewalks as more particularly described in the Local Agency Program Agreement, FPN 427326-2-38-02, attached hereto as **Exhibit A** (the "**LAP AGREEMENT**"), to improve the safety of students walking to and from Mebane Middle School hereinafter referred to as the **"PROJECT"**; and

WHEREAS, with assistance from the COUNTY, the CITY has made successful application to the Florida Department of Transportation hereinafter referred to as the **"FDOT"** for federal funding through the Safe Routes to School Program to receive federal funding for the PROJECT (a copy of the application is attached hereto as **Exhibit B**); and

WHEREAS, the CITY is currently not certified by FDOT to deliver federally funded projects, but the COUNTY is certified by FDOT to deliver federally funded projects, so the CITY has requested that the COUNTY deliver the PROJECT on behalf of the CITY by entering into the LAP AGREEMENT with FDOT; and

WHEREAS, the COUNTY wishes to deliver the PROJECT for the CITY to help promote pedestrian safety in its communities and agrees to enter into the LAP AGREEMENT with the FDOT as set forth herein.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties hereto do mutually agree as follows:

1. **Recitals**. The recitals set forth above are true and correct and are hereby incorporated by reference and made part of this Agreement as if fully set forth herein.
2. **Term**. This Agreement shall become effective upon filing it with the Clerk of the Circuit Court of Alachua County, Florida as required by Section 163.01(11), Florida Statutes, after it has been duly approved and executed by the CITY and the COUNTY. Unless extended by mutual written agreement that is duly approved and executed by both the CITY and the COUNTY, this Agreement shall expire upon the expiration or termination of the LAP AGREEMENT, except that the CITY'S maintenance and indemnification obligations hereunder shall survive such expiration or termination.
3. **Project Delivery - Sidewalk Design, Construction, and Maintenance along NW 141st Street and NW 166th Place**.
   - **3.1.** The CITY hereby grants to the COUNTY all approvals and authorizations that are necessary or convenient for the COUNTY to perform its rights, obligations, responsibilities and duties under this Agreement.
   - **3.2.** The COUNTY agrees to enter into the LAP AGREEMENT with FDOT and to perform all of the rights, obligations, responsibilities and duties of the Recipient under the LAP AGREEMENT; however, as between the CITY and the COUNTY, the COUNTY shall have absolutely no obligation to maintain the PROJECT after the construction of the PROJECT achieves final completion and the CITY agrees to maintain the PROJECT in accordance with Paragraph 16 of the LAP AGREEMENT.
   - **3.3.** Upon request by the COUNTY, the CITY shall promptly execute a Maintenance Memorandum of Agreement in accordance with Paragraph 16 of the LAP AGREEMENT, or in some other form acceptable to the parties. The CITY'S

maintenance obligations shall survive the expiration or termination of this Agreement and continue for a period of time equal to the "useful life" of the PROJECT as that phrase is used in Paragraph 16 of the LAP AGREEMENT.

3.4. The COUNTY shall provide written notification to the CITY when the construction of the PROJECT achieves final completion. Upon receipt of notification that the construction of the PROJECT has achieved final completion, the CITY shall be solely and completely responsible for maintaining the PROJECT, including but not limited to all sidewalks, signs, and pavement markings, in accordance with Paragraph 16 of the LAP AGREEMENT.

3.5. The CITY agrees to fully and promptly cooperate with the COUNTY regarding the COUNTY's approval, execution and performance of the LAP AGREEMENT.

4. **Method of Payment** –The CITY assigns any and all rights to request or receive funding under the LAP AGREEMENT to the COUNTY. The Parties agree that the COUNTY may submit requisitions for payment under the LAP AGREEMENT and may retain all payments received from FDOT under the LAP AGREEMENT.

5. **Termination**

5.1. **Voluntary** – The PARTIES may terminate this Agreement without cause by first providing written notice of one to another at least 30 calendar days prior to the termination date. The Alachua County Manager is authorized to provide written notice of intent to terminate on behalf of the COUNTY.

5.2. **Default** – The failure of either party to comply with any provision of this agreement will place that party in default and will subject this agreement to possible termination. Prior to terminating the agreement, the non-defaulting party wishing to terminate will notify the party in default in writing. This notification will make specific reference to the actions or inactions by the party in default giving rise to the default. The party in default will have 30 calendar days after the receipt of the notification to cure the default referenced in the notification. The Alachua County Manager and the City of Alachua Manager are authorized to provide written notice of intent to terminate due to default on

behalf of their respective party. If the default situation is not corrected within the allotted time, the Alachua County Manager and the City of Alachua Manager are authorized to provide final termination notice on behalf of their respective party.

6. **Notice** – Any notice, invoice, demand, request, or other communication required or permitted by this Agreement or by law shall be in writing, and shall be deemed delivered and received upon: (a) delivery in person with signed proof of delivery, (b) delivered by United States certified or registered mail, return receipt requested, postage prepaid, to the following addresses, (c) delivered by a commercial courier service (such as Federal Express) or USPS to the following addresses, or (d) sent by email to the following addresses:

COUNTY:

Ramon D. Gavarrete, P. E.
Public Works Director
Alachua County Public Works
5620 NW 120th Lane
Gainesville, FL 32653
Email: rgavarrete@alachuacounty.us

CITY:

Rodolfo Valladares, P.E.
City Manager
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615
Email: ro_valladares@cityofalachua.org
Cc: ma_carrillo@cityofalachua.org

A copy of any notice, request or approval to the County must also be sent to:

J. K. "Jess" Irby, Esq.
Clerk of the Court
12 SE 1st Street
Gainesville, FL 32602
ATTN: Finance and Accounting

and

Office of Management and Budget
105 SE 1st Avenue, Suite 6
Gainesville, Florida 32601
Attn: Contracts

A copy of any notice, request or approval to the City must also be sent to:

Robert Bonetti
Finance & Administrative Services Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615
Email: ro_bonetti@cityofalachua.org
Cc: ty_williams@cityofalachua.org

To change or update any of the addresses above, the notifying party shall provide notice of the change in writing to the other party using the methods set out above.

7. Indemnification and Insurance.

7.1. To the extent allowed by law, the CITY agrees to indemnify, defend and hold harmless the COUNTY from and against any actions, claims, or damages arising out of, relating to, or resulting from the negligent or wrongful act(s) of the CITY, or any of its commissioners, employees, contractors or agents, acting within the scope of their office or employment, in connection with the rights, obligations, responsibilities and duties of the CITY under this Agreement, to the extent and within the limitations of Section 768.28, Florida Statutes. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by the CITY to indemnify the COUNTY for the negligent acts of the COUNTY, its commissioners, employees, contractors or agents, or for the acts of third parties. This indemnification shall survive the expiration or termination of this Agreement.

7.2. Each party represents that it is self-funded or insured for liability insurance in accordance with § 768.28 Florida Statues. Each party assumes any and all risks of personal injury (including death) and property damages (including destruction) attributable to the negligent acts or omissions of its officers, employees, servants, and agents thereof in the

performance of this Agreement.

8. **Sovereign Immunity** – Nothing contained herein shall constitute a waiver by the either party of its sovereign immunity, the limits of liability or the provisions of §768.28, Florida Statutes.
9. **Severability** – If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.
10. **Non-Waiver** – The failure of any party to exercise any right in this Agreement will not waive such right in the event of any further default or noncompliance.
11. **Governing Law and Venue** – This Agreement shall be interpreted, construed, and enforced in accordance with the laws of the State of Florida. Sole and exclusive venue shall be in Alachua County, Florida.
12. **Recording of Agreement** – After approval and execution by both the CITY and the COUNTY, the COUNTY shall file this Agreement with the Clerk of the Circuit Court of Alachua County, Florida.
13. **Amendments** – The Parties may amend this Agreement only by mutual written agreement that is duly approved and executed by both Parties and filed with the Clerk of the Circuit Court of Alachua County, Florida.
14. **Attachments** – All exhibits attached to this Agreement are incorporated into and made part of this Agreement by reference.
15. **Third Party Beneficiaries** – This Agreement does not create any relationship with, or any rights in favor of, any third party.
16. **Counterparts and Electronic Signatures** – This Agreement may be executed in any number of and by the different Parties hereto on separate counterparts, each of which when so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same instrument. The Parties agree that an electronic version of this Agreement shall have the same legal effect and enforceability as a paper version. The Parties further agree that this Agreement, regardless of whether in electronic or paper form, may be executed by use of electronic signatures. Electronic signatures shall have the same legal effect and enforceability as manually written signatures. Delivery of this Agreement or any

other document contemplated hereby bearing a manually written or electronic signature by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

17. **Interpretation** – This Agreement shall not be construed more strictly against one party than against the other for any reason, including the fact that it may have been prepared by one of the Parties. It is recognized that both Parties have substantially contributed to the preparation of this Agreement.
18. **Entire Agreement** – This Agreement constitutes the entire agreement and supersedes all prior written or oral agreements, understandings, or representations regarding to the matters addressed herein.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Parties have caused this agreement to be executed for the uses and purposes therein expressed on the day and year first above written.

ALACHUA COUNTY, FLORIDA

By: _____

Ken Cornell, Chair

Board of County Commissioners

Date: _____

ATTEST

_____

J.K. "Jess" Irby, Esq., Clerk

(Seal)

APPROVED AS TO FORM

_____

Alachua County Attorney's Office

CITY OF ALACHUA, FLORIDA

By: _____

Walter Welch, Mayor

Date: _____

ATTEST

_____

City Clerk

APPROVED AS TO FORM

_____

City Attorney

EXHIBIT A

Local Agency Program Agreement

Docusign Envelope ID: D0E86988-A7F9-452D-A4EB-4E181335B10C

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

LOCAL AGENCY PROGRAM AGREEMENT

FPN: 427326-2-38-02	FPN:	FPN:
Federal No (FAIN): D224 037 B	Federal No (FAIN):	Federal No (FAIN):
Federal Award Date:	Federal Award Date:	Federal Award Date:
Fund: SR2T	Fund:	Fund:
Org Code: 22023010248	Org Code:	Org Code:
FLAIR Approp: 780000	FLAIR Approp:	FLAIR Approp:
FLAIR Obj: 088849	FLAIR Obj:	FLAIR Obj:

County No: 26 Contract No: G3A41

Recipient Vendor No: F596000501002 Recipient Unique Entity ID (UEI) No: H6MEAENCCBM1

Catalog of Federal Domestic Assistance (CFDA): 20.205 Highway Planning and Construction

THIS LOCAL AGENCY PROGRAM AGREEMENT ("Agreement"), is entered into on 02/28/2025 | 12:56 PM EST, by and between the State of Florida Department of Transportation, an agency

(This date to be entered by DOT only)

of the State of Florida ("Department"), and Alachua County ("Recipient").

NOW, THEREFORE, in consideration of the mutual benefits to be derived from joint participation on the Project, the Parties agree to the following:

1. **Authority:** The Department is authorized to enter into this Agreement pursuant to Section 339.12, Florida Statutes. The Recipient by Resolution or other form of official authorization, a copy of which is attached as **Exhibit "D"** and made a part of this Agreement, has authorized its officers to execute this Agreement on its behalf.

2. **Purpose of Agreement:** The purpose of this Agreement is to provide for the Department's participation in design, and design oversight for sidewalk on NW 141st Street and NW 166th Place, as further described in **Exhibit "A",** Project Description and Responsibilities attached to and incorporated in this Agreement ("Project"), to provide Department financial assistance to the Recipient; state the terms and conditions upon which Department funds will be provided; and to set forth the manner in which the Project will be undertaken and completed.

3. **Term of Agreement:** The Recipient agrees to complete the Project on or before June 30, 2026. If the Recipient does not complete the Project within this time period, this Agreement will expire on the last day of the scheduled completion as provided in this paragraph unless an extension of the time period is requested by the Recipient and granted in writing by the Department prior to the expiration of this Agreement. Expiration of this Agreement will be considered termination of the Project. The cost of any work performed after the term of this Agreement will not be reimbursed by the Department.

4. **Project Cost:**

   a. The estimated cost of the Project is $ 1,125.00. This amount is based upon the Schedule of Financial Assistance in **Exhibit "B"**, attached to and incorporated in this Agreement. **Exhibit "B"** may be modified by mutual execution of an amendment as provided for in paragraph 5.i.

   b. The Department agrees to participate in the Project cost up to the maximum amount of $1,125.00 and as more fully described in **Exhibit "B"**. This amount includes Federal-aid funds which are limited to the actual amount of Federal-aid participation. The Department's participation may be increased or reduced upon determination of the actual bid amounts of the Project by the mutual execution of an amendment. The Recipient agrees to bear all expenses in excess of the total cost of the Project and any deficits incurred in connection with the completion of the Project.

   c. Project costs eligible for Department participation will be allowed only from the date of this Agreement. It is understood that Department participation in eligible Project costs is subject to:

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i. Legislative approval of the Department's appropriation request in the work program year that the Project is scheduled to be committed;

ii. Availability of funds as stated in paragraphs 5.l. and 5.m. of this Agreement;

iii. Approval of all plans, specifications, contracts or other obligating documents and all other terms of this Agreement; and

iv. Department approval of the Project scope and budget at the time appropriation authority becomes available.

5. Requisitions and Payments

a. The Recipient shall provide quantifiable, measurable, and verifiable units of deliverables. Each deliverable must specify the required minimum level of service to be performed and the criteria for evaluating successful completion. The Project and the quantifiable, measurable, and verifiable units of deliverables are described more fully in **Exhibit "A"**.

b. Invoices shall be submitted by the Recipient in detail sufficient for a proper pre-audit and post-audit based on the quantifiable, measurable and verifiable units of deliverables as established in **Exhibit "A"**. Deliverables must be received and accepted in writing by the Department's Project Manager prior to payments. Requests for reimbursement by the Recipient shall include an invoice, progress report and supporting documentation for the period of services being billed that are acceptable to the Department. The Recipient shall use the format for the invoice and progress report that is approved by the Department.

c. The Recipient shall charge to the Project account all eligible costs of the Project except costs agreed to be borne by the Recipient or its contractors and subcontractors. Costs in excess of the programmed funding or attributable to actions which have not received the required approval of the Department shall not be considered eligible costs. All costs charged to the Project, including any approved services contributed by the Recipient or others, shall be supported by properly executed payrolls, time records, invoices, contracts or vouchers evidencing in proper detail the nature and propriety of the charges.

d. Supporting documentation must establish that the deliverables were received and accepted in writing by the Recipient and must also establish that the required minimum level of service to be performed based on the criteria for evaluating successful completion as specified in **Exhibit "A"** was met. All costs invoiced shall be supported by properly executed payrolls, time records, invoices, contracts or vouchers evidencing in proper detail the nature and propriety of charges as described in **Exhibit "F"**, Contract Payment Requirements.

e. Bills for travel expenses specifically authorized in this Agreement shall be submitted on the Department's Contractor Travel Form No. 300-000-06 and will be paid in accordance with Section 112.061, Florida Statutes and the most current version of the Disbursement Handbook for Employees and Managers.

f. Payment shall be made only after receipt and approval of goods and services unless advance payments are authorized by the Chief Financial Officer of the State of Florida under Chapters 215 and 216, Florida Statutes or the Department's Comptroller under Section 334.044(29), Florida Statutes.

☐ If this box is selected, advance payment is authorized for this Agreement and **Exhibit "H"**, Alternative Advance Payment Financial Provisions is attached and incorporated into this Agreement.

If the Department determines that the performance of the Recipient is unsatisfactory, the Department shall notify the Recipient of the deficiency to be corrected, which correction shall be made within a time-frame to be specified by the Department. The Recipient shall, within thirty (30) days after notice from the Department, provide the Department with a corrective action plan describing how the Recipient will address all issues of contract non-performance, unacceptable performance, failure to meet the minimum performance levels, deliverable deficiencies, or contract non-compliance. If the corrective action plan is unacceptable to the

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Department, the Recipient will not be reimbursed to the extent of the non-performance. The Recipient will not be reimbursed until the Recipient resolves the deficiency. If the deficiency is subsequently resolved, the Recipient may bill the Department for the unpaid reimbursement request(s) during the next billing period. If the Recipient is unable to resolve the deficiency, the funds shall be forfeited at the end of the Agreement's term.

g. Agencies providing goods and services to the Department should be aware of the following time frames. Inspection and approval of goods or services shall take no longer than 20 days from the Department's receipt of the invoice. The Department has 20 days to deliver a request for payment (voucher) to the Department of Financial Services. The 20 days are measured from the latter of the date the invoice is received or the goods or services are received, inspected, and approved.

If a payment is not available within 40 days, a separate interest penalty at a rate as established pursuant to ***Section 55.03(1), F.S.***, will be due and payable, in addition to the invoice amount, to the Recipient. Interest penalties of less than one (1) dollar will not be enforced unless the Recipient requests payment. Invoices that have to be returned to an Recipient because of Recipient preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the Department.

A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for Agencies who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516.

h. The Recipient shall maintain an accounting system or separate accounts to ensure funds and projects are tracked separately. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to the Department at all times during the period of this Agreement and for five years after final payment is made. Copies of these documents and records shall be furnished to the Department upon request. Records of costs incurred include the Recipient's general accounting records and the project records, together with supporting documents and records, of the contractor and all subcontractors performing work on the project, and all other records of the Contractor and subcontractors considered necessary by the Department for a proper audit of costs.

i. Prior to the execution of this Agreement, a Project schedule of funding shall be prepared by the Recipient and approved by the Department. The Recipient shall maintain said schedule of funding, carry out the Project, and shall incur obligations against and make disbursements of Project funds only in conformity with the latest approved schedule of funding for the Project. The schedule of funding may be revised by execution of a Local Agency Program ("LAP") Supplemental Agreement between the Department and the Recipient. The Recipient acknowledges and agrees that funding for this project may be reduced upon determination of the Recipient's contract award amount.

j. If, after Project completion, any claim is made by the Department resulting from an audit or for work or services performed pursuant to this Agreement, the Department may offset such amount from payments due for work or services done under any agreement which it has with the Recipient owing such amount if, upon demand, payment of the amount is not made within 60 days to the Department. Offsetting any amount pursuant to this paragraph shall not be considered a breach of contract by the Department.

k. The Recipient must submit the final invoice on the Project to the Department within 120 days after the completion of the Project. Invoices submitted after the 120-day time period may not be paid.

l. The Department's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. If the Department's funding for this Project is in multiple fiscal years, funds approval from the Department's Comptroller must be received each fiscal year prior to costs being incurred. See **Exhibit "B"** for funding levels by fiscal year. Project costs utilizing these fiscal year funds are not eligible for reimbursement if incurred prior to funds approval being received. The Department will notify the Recipient, in writing, when funds are available.

m. In the event this Agreement is in excess of $25,000 and has a term for a period of more than one year, the provisions of Section 339.135(6)(a), Florida Statutes, are hereby incorporated:

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"The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years, and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of $25,000 and which have a term for a period of more than 1 year."

6. Department Payment Obligations:

Subject to other provisions of this Agreement, the Department will honor requests for reimbursement to the Recipient pursuant to this Agreement. However, notwithstanding any other provision of this Agreement, the Department may elect by notice in writing not to make a payment if:

a. The Recipient shall have made misrepresentation of a material nature in its application, or any supplement or amendment to its application, or with respect to any document or data furnished with its application or pursuant to this Agreement;

b. There is any pending litigation with respect to the performance by the Recipient of any of its duties or obligations which may jeopardize or adversely affect the Project, the Agreement or payments to the Project;

c. The Recipient shall have taken any action pertaining to the Project which, under this Agreement, requires the approval of the Department or has made a related expenditure or incurred related obligations without having been advised by the Department that same are approved;

d. There has been any violation of the conflict of interest provisions contained in paragraph 14.f.; or

e. The Recipient has been determined by the Department to be in default under any of the provisions of the Agreement.

The Department may suspend or terminate payment for that portion of the Project which the Federal Highway Administration ("FHWA"), or the Department acting in lieu of FHWA, may designate as ineligible for Federal-aid.

In determining the amount of the payment, the Department will exclude all Project costs incurred by the Recipient prior to the Department's issuance of a Notice to Proceed ("NTP"), costs incurred after the expiration of the Agreement, costs which are not provided for in the latest approved schedule of funding in **Exhibit "B"** for the Project, costs agreed to be borne by the Recipient or its contractors and subcontractors for not meeting the Project commencement and final invoice time lines, and costs attributable to goods or services received under a contract or other arrangements which have not been approved in writing by the Department.

7. General Requirements:

The Recipient shall complete the Project with all practical dispatch, in a sound, economical, and efficient manner, and in accordance with the provisions in this Agreement, and all applicable laws. The Project will be performed in accordance with all applicable Department procedures, guidelines, manuals, standards, and directives as described in the Department's **Local Agency Program Manual** (FDOT Topic No. 525-010-300), which by this reference is made a part of this Agreement. Time is of the essence as to each and every obligation under this Agreement.

a. A full time employee of the Recipient, qualified to ensure that the work being pursued is complete, accurate, and consistent with the terms, conditions, and specifications of this Agreement shall be in responsible charge of the Project, which employee should be able to perform the following duties and functions:

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i. Administers inherently governmental project activities, including those dealing with cost, time, adherence to contract requirements, construction quality and scope of Federal-aid projects;

ii. Maintains familiarity of day to day Project operations, including Project safety issues;

iii. Makes or participates in decisions about changed conditions or scope changes that require change orders or supplemental agreements;

iv. Visits and reviews the Project on a frequency that is commensurate with the magnitude and complexity of the Project;

v. Reviews financial processes, transactions and documentation to ensure that safeguards are in place to minimize fraud, waste, and abuse;

vi. Directs Project staff, agency or consultant, to carry out Project administration and contract oversight, including proper documentation;

vii. Is aware of the qualifications, assignments and on-the-job performance of the Recipient and consultant staff at all stages of the Project.

b. Once the Department issues the NTP for the Project, the Recipient shall be obligated to submit an invoice or other request for reimbursement to the Department no less than once every 90 days (quarterly), beginning from the day the NTP is issued. If the Recipient fails to submit quarterly invoices to the Department, and in the event the failure to timely submit invoices to the Department results in the FHWA removing any unbilled funding or the loss of state appropriation authority (which may include the loss of state and federal funds, if there are state funds programmed to the Project), then the Recipient will be solely responsible to provide all funds necessary to complete the Project and the Department will not be obligated to provide any additional funding for the Project. The Recipient waives the right to contest such removal of funds by the Department, if the removal is related to FHWA's withdrawal of funds or if the removal is related to the loss of state appropriation authority. In addition to the loss of funding for the Project, the Department will also consider the de-certification of the Recipient for future LAP Projects. No cost may be incurred under this Agreement until after the Recipient has received a written NTP from the Department. The Recipient agrees to advertise or put the Project out to bid thirty (30) days from the date the Department issues the NTP to advertise the Project. If the Recipient is not able to meet the scheduled advertisement, the Department District LAP Administrator should be notified as soon as possible.

c. If all funds are removed from the Project, including amounts previously billed to the Department and reimbursed to the Recipient, and the Project is off the State Highway System, then the Department will have to request repayment for the previously billed amounts from the Recipient. No state funds can be used on off-system projects, unless authorized pursuant to **Exhibit "I"**, State Funds Addendum, which will be attached to and incorporated in this Agreement in the event state funds are used on the Project.

d. In the event that any election, referendum, approval, permit, notice or other proceeding or authorization is required under applicable law to enable the Recipient to enter into this Agreement or to undertake the Project or to observe, assume or carry out any of the provisions of the Agreement, the Recipient will initiate and consummate, as provided by law, all actions necessary with respect to any such matters.

e. The Recipient shall initiate and prosecute to completion all proceedings necessary, including Federal-aid requirements, to enable the Recipient to provide the necessary funds for completion of the Project.

f. The Recipient shall submit to the Department such data, reports, records, contracts, and other documents relating to the Project as the Department and FHWA may require. The Recipient shall make such submissions using Department-designated information systems.

g. Federal-aid funds shall not participate in any cost which is not incurred in conformity with applicable federal and state laws, the regulations in 23 Code of Federal Regulations (C.F.R.) and 49 C.F.R., and policies and procedures prescribed by the Division Administrator of FHWA. Federal funds shall not be paid on account of any cost incurred prior to authorization by FHWA to the Department to proceed with the Project or part

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thereof involving such cost (23 C.F.R. 1.9 (a)). If FHWA or the Department determines that any amount claimed is not eligible, federal participation may be approved in the amount determined to be adequately supported and the Department shall notify the Recipient in writing citing the reasons why items and amounts are not eligible for federal participation. Where correctable non-compliance with provisions of law or FHWA requirements exists federal funds may be withheld until compliance is obtained. Where non-compliance is not correctable, FHWA or the Department may deny participation in parcel or Project costs in part or in total. For any amounts determined to be ineligible for federal reimbursement for which the Department has advanced payment, the Recipient shall promptly reimburse the Department for all such amounts within 90 days of written notice.

h. For any project requiring additional right-of-way, the Recipient must submit to the Department an annual report of its real property acquisition and relocation assistance activities on the project. Activities shall be reported on a federal fiscal year basis, from October 1 through September 30. The report must be prepared using the format prescribed in 49 C.F.R. Part 24, Appendix B, and be submitted to the Department no later than October 15 of each year.

8. Audit Reports:

The administration of resources awarded through the Department to the Recipient by this Agreement may be subject to audits and/or monitoring by the Department. The following requirements do not limit the authority of the Department to conduct or arrange for the conduct of additional audits or evaluations of federal awards or limit the authority of any state agency inspector general, the State of Florida Auditor General, or any other state official. The Recipient shall comply with all audit and audit reporting requirements as specified below.

a. In addition to reviews of audits conducted in accordance with 2 CFR Part 200, Subpart F – Audit Requirements, monitoring procedures may include, but not be limited to, on-site visits by Department staff and/or other procedures including, reviewing any required performance and financial reports, following up, ensuring corrective action, and issuing management decisions on weaknesses found through audits when those findings pertain to federal awards provided through the Department by this Agreement. By entering into this Agreement, the Recipient agrees to comply and cooperate fully with any monitoring procedures/processes deemed appropriate by the Department. The Recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Department, State of Florida Chief Financial Officer ("CFO"), or State of Florida Auditor General.

b. The Recipient, a non-federal entity as defined by 2 CFR Part 200, as a subrecipient of a federal award awarded by the Department through this Agreement is subject to the following requirements:

i. In the event the Recipient expends a total amount of federal awards equal to or in excess of the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, the Recipient must have a federal single or program-specific audit for such fiscal year conducted in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements. **Exhibit "E"** to this Agreement provides the required federal award identification information needed by the Recipient to further comply with the requirements of 2 CFR Part 200, Subpart F – Audit Requirements. In determining federal awards expended in a fiscal year, the Recipient must consider all sources of federal awards based on when the activity related to the federal award occurs, including the federal award provided through the Department by this Agreement. The determination of amounts of federal awards expended should be in accordance with the guidelines established by 2 CFR Part 200, Subpart F – Audit Requirements. An audit conducted by the State of Florida Auditor General in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements, will meet the requirements of this part.

ii. In connection with the audit requirements, the Recipient shall fulfill the requirements relative to the auditee responsibilities as provided in 2 CFR Part 200, Subpart F – Audit Requirements.

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iii. In the event the Recipient expends less than the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, in federal awards, the Recipient is exempt from federal audit requirements for that fiscal year. However, the Recipient must provide a single audit exemption statement to the Department at FDOTSingleAudit@dot.state.fl.us no later than nine months after the end of the Recipient's audit period for each applicable audit year. In the event the Recipient expends less than the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, in federal awards in a fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements, the cost of the audit must be paid from non-federal resources (*i.e.*, the cost of such an audit must be paid from the Recipient's resources obtained from other than federal entities).

iv. The Recipient must electronically submit to the Federal Audit Clearinghouse ("FAC") at https://harvester.census.gov/facweb/ the audit reporting package as required by 2 CFR Part 200, Subpart F – Audit Requirements, within the earlier of 30 calendar days after receipt of the auditor's report(s) or nine months after the end of the audit period. The FAC is the repository of record for audits required by 2 CFR Part 200, Subpart F – Audit Requirements, and this Agreement. However, the Department requires a copy of the audit reporting package also be submitted to FDOTSingleAudit@dot.state.fl.us within the earlier of 30 calendar days after receipt of the auditor's report(s) or nine months after the end of the audit period as required by 2 CFR Part 200, Subpart F – Audit Requirements.

v. Within six months of acceptance of the audit report by the FAC, the Department will review the Recipient's audit reporting package, including corrective action plans and management letters, to the extent necessary to determine whether timely and appropriate action on all deficiencies has been taken pertaining to the federal award provided through the Department by this Agreement. If the Recipient fails to have an audit conducted in accordance with 2 CFR Part 200, Subpart F – Audit Requirements, the Department may impose additional conditions to remedy noncompliance. If the Department determines that noncompliance cannot be remedied by imposing additional conditions, the Department may take appropriate actions to enforce compliance, which actions may include but not be limited to the following:

1. Temporarily withhold cash payments pending correction of the deficiency by the Recipient or more severe enforcement action by the Department;
2. Disallow (deny both use of funds and any applicable matching credit for) all or part of the cost of the activity or action not in compliance;
3. Wholly or partly suspend or terminate the federal award;
4. Initiate suspension or debarment proceedings as authorized under 2 C.F.R. Part 180 and federal awarding agency regulations (or in the case of the Department, recommend such a proceeding be initiated by the federal awarding agency);
5. Withhold further federal awards for the Project or program;
6. Take other remedies that may be legally available.

vi. As a condition of receiving this federal award, the Recipient shall permit the Department or its designee, the CFO, or State of Florida Auditor General access to the Recipient's records including financial statements, the independent auditor's working papers, and project records as necessary. Records related to unresolved audit findings, appeals, or litigation shall be retained until the action is complete or the dispute is resolved.

vii. The Department's contact information for requirements under this part is as follows:

Office of Comptroller, MS 24
605 Suwannee Street
Tallahassee, Florida 32399-0450
FDOTSingleAudit@dot.state.fl.us

c. The Recipient shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five years from the date the audit report is issued and shall allow the Department or its designee, the CFO, or State of Florida Auditor General access to such records upon request. The Recipient shall ensure that the audit working papers are made available to the Department or its designee, the CFO, or State of Florida Auditor General upon request for a period of five years from the date the audit report is issued, unless extended in writing by the Department.

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9. Termination or Suspension of Project:

The Department may, by written notice to the Recipient, suspend any or all of the Department's obligations under this Agreement for the Recipient's failure to comply with applicable law or the terms of this Agreement until such time as the event or condition resulting in such suspension has ceased or been corrected.

a. If the Department intends to terminate the Agreement, the Department shall notify the Recipient of such termination in writing at least thirty (30) days prior to the termination of the Agreement, with instructions to the effective date of termination or specify the stage of work at which the Agreement is to be terminated.

b. The Parties to this Agreement may terminate this Agreement when its continuation would not produce beneficial results commensurate with the further expenditure of funds. In this event, the Parties shall agree upon the termination conditions.

c. If the Agreement is terminated before performance is completed, the Recipient shall be paid only for that work satisfactorily performed for which costs can be substantiated. Such payment, however, may not exceed the equivalent percentage of the Department's maximum financial assistance. If any portion of the Project is located on the Department's right-of-way, then all work in progress on the Department right-of-way will become the property of the Department and will be turned over promptly by the Recipient.

d. In the event the Recipient fails to perform or honor the requirements and provisions of this Agreement, the Recipient shall promptly refund in full to the Department within thirty (30) days of the termination of the Agreement any funds that were determined by the Department to have been expended in violation of the Agreement.

e. The Department reserves the right to unilaterally cancel this Agreement for failure by the Recipient to comply with the Public Records provisions of Chapter 119, Florida Statutes.

10. Contracts of the Recipient:

a. Except as otherwise authorized in writing by the Department, the Recipient shall not execute any contract or obligate itself in any manner requiring the disbursement of Department funds, including consultant or construction contracts or amendments thereto, with any third party with respect to the Project without the written approval of the Department. Failure to obtain such approval shall be sufficient cause for nonpayment by the Department. The Department specifically reserves the right to review the qualifications of any consultant or contractor and to approve or disapprove the employment of such consultant or contractor.

b. It is understood and agreed by the parties to this Agreement that participation by the Department in a project with the Recipient, where said project involves a consultant contract for engineering, architecture or surveying services, is contingent on the Recipient's complying in full with provisions of Section 287.055, Florida Statutes, Consultants' Competitive Negotiation Act, the federal Brooks Act, 23 C.F.R. 172, and 23 U.S.C. 112. At the discretion of the Department, the Recipient will involve the Department in the consultant selection process for all projects funded under this Agreement. In all cases, the Recipient shall certify to the Department that selection has been accomplished in compliance with the Consultants' Competitive Negotiation Act and the federal Brooks Act.

c. The Recipient shall comply with, and require its consultants and contractors to comply with applicable federal law pertaining to the use of Federal-aid funds. The Recipient shall comply with the provisions in the FHWA-1273 form as set forth in **Exhibit "G"**, FHWA 1273 attached to and incorporated in this Agreement. The Recipient shall include FHWA-1273 in all contracts with contractors performing work on the Project.

d. The Recipient shall require its consultants and contractors to take emergency steps to close any public road whenever there is a risk to life, health and safety of the travelling public. The safety of the travelling public is the Department's first priority for the Recipient. If lane or road closures are required by the LA to ensure the life, health, and safety of the travelling public, the LA must notify the District Construction Engineer and District Traffic Operations Engineer immediately once the travelling public are not at imminent risk. The Department expects professional engineering judgment be applied in all aspects of locally

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delivered projects. Defect management and supervision of LAP project structures components must be proactively managed, monitored, and inspected by department prequalified structures engineer(s). The District Construction Engineer must be notified immediately of defect monitoring that occurs in LAP project construction, whether or not the defects are considered an imminent risk to life, health, or safety of the travelling public. When defects, including but not limited to, structural cracks, are initially detected during bridge construction, the engineer of record, construction engineering inspector, design-build firm, or local agency that owns or is responsible for the bridge construction has the authority to immediately close the bridge to construction personnel and close the road underneath. The LA shall also ensure compliance with the CPAM, Section 9.1.8 regarding actions for maintenance of traffic and safety concerns.

11. Disadvantaged Business Enterprise (DBE) Policy and Obligation:

It is the policy of the Department that DBE's, as defined in 49 C.F.R. Part 26, as amended, shall have the opportunity to participate in the performance of contracts financed in whole or in part with Department funds under this Agreement. The DBE requirements of applicable federal and state laws and regulations apply to this Agreement.

The Recipient and its contractors agree to ensure that DBE's have the opportunity to participate in the performance of this Agreement. In this regard, all recipients and contractors shall take all necessary and reasonable steps in accordance with applicable federal and state laws and regulations to ensure that the DBE's have the opportunity to compete for and perform contracts. The Recipient and its contractors and subcontractors shall not discriminate on the basis of race, color, national origin or sex in the award and performance of contracts, entered pursuant to this Agreement.

12. Compliance with Conditions and Laws:

The Recipient shall comply and require its contractors and subcontractors to comply with all terms and conditions of this Agreement and all federal, state, and local laws and regulations applicable to this Project. Execution of this Agreement constitutes a certification that the Recipient is in compliance with, and will require its contractors and subcontractors to comply with, all requirements imposed by applicable federal, state, and local laws and regulations, including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions," in 49 C.F.R. Part 29, and 2 C.F.R. Part 200 when applicable.

13. Performance Evaluations:

Recipients are evaluated on a project-by-project basis. The evaluations provide information about oversight needs and provide input for the recertification process. Evaluations are submitted to the Recipient's person in responsible charge or designee as part of the Project closeout process. The Department provides the evaluation to the Recipient no more than 30 days after final acceptance.

a. Each evaluation will result in one of three ratings. A rating of Unsatisfactory Performance means the Recipient failed to develop the Project in accordance with applicable federal and state regulations, standards and procedures, required excessive District involvement/oversight, or the Project was brought in-house by the Department. A rating of Satisfactory Performance means the Recipient developed the Project in accordance with applicable federal and state regulations, standards and procedures, with minimal District involvement/oversight. A rating of Above Satisfactory Performance means the Recipient developed the Project in accordance with applicable federal and state regulations, standards and procedures, and the Department did not have to exceed the minimum oversight and monitoring requirements identified for the project.

b. The District will determine which functions can be further delegated to Recipients that continuously earn Satisfactory and Above Satisfactory evaluations.

14. Restrictions, Prohibitions, Controls, and Labor Provisions:

During the performance of this Agreement, the Recipient agrees as follows, and agrees to require its contractors and subcontractors to include in each subcontract the following provisions:

a. The Recipient will comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964, the regulations of the U.S. Department of Transportation issued thereunder, and the assurance by the Recipient pursuant thereto. The Recipient shall include the attached **Exhibit "C"**, Title VI Assurances in all contracts

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with consultants and contractors performing work on the Project that ensure compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Part 21, and related statutes and regulations.

b. The Recipient will comply with all the requirements as imposed by the ADA, the regulations of the Federal Government issued thereunder, and assurance by the Recipient pursuant thereto.

c. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity; may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

d. In accordance with Section 287.134, Florida Statutes, an entity or affiliate who has been placed on the Discriminatory Vendor List, kept by the Florida Department of Management Services, may not submit a bid on a contract to provide goods or services to a public entity; may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity; and may not transact business with any public entity.

e. An entity or affiliate who has had its Certificate of Qualification suspended, revoked, denied or have further been determined by the Department to be a non-responsible contractor may not submit a bid or perform work for the construction or repair of a public building or public work on a contract with the Recipient.

f. Neither the Recipient nor any of its contractors or their subcontractors shall enter into any contract, subcontract or arrangement in connection with the Project or any property included or planned to be included in the Project in which any member, officer or employee of the Recipient or the locality during tenure or for 2 years thereafter has any interest, direct or indirect. If any such present or former member, officer or employee involuntarily acquires or had acquired prior to the beginning of tenure any such interest, and if such interest is immediately disclosed to the Recipient, the Recipient, with prior approval of the Department, may waive the prohibition contained in this paragraph provided that any such present member, officer or employee shall not participate in any action by the Recipient or the locality relating to such contract, subcontract or arrangement. The Recipient shall insert in all contracts entered into in connection with the Project or any property included or planned to be included in any Project, and shall require its contractors to insert in each of their subcontracts, the following provision:

"No member, officer or employee of the Recipient or of the locality during his tenure or for 2 years thereafter shall have any interest, direct or indirect, in this contract or the proceeds thereof."

The provisions of this paragraph shall not be applicable to any agreement between the Recipient and its fiscal depositories or to any agreement for utility services the rates for which are fixed or controlled by a governmental agency.

g. No member or delegate to the Congress of the United States shall be admitted to any share or part of this Agreement or any benefit arising therefrom.

15. Indemnification and Insurance:

a. It is specifically agreed between the parties executing this Agreement that it is not intended by any of the provisions of any part of this Agreement to create in the public or any member thereof, a third-party beneficiary under this Agreement, or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement. The Recipient guarantees the payment of all just claims for materials, supplies, tools, or labor and other just claims against the Recipient or any subcontractor, in connection with this Agreement.

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b. To the extent provided by law, Recipient shall indemnify, defend, and hold harmless the Department against any actions, claims, or damages arising out of, relating to, or resulting from negligent or wrongful act(s) of Recipient, or any of its officers, agents, or employees, acting within the scope of their office or employment, in connection with the rights granted to or exercised by Recipient hereunder, to the extent and within the limitations of Section 768.28, Florida Statutes. The foregoing indemnification shall not constitute a waiver of the Department's or Recipient's sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by Recipient to indemnify the Department for the negligent acts or omissions of the Department, its officers, agents, or employees, or for the acts of third parties. Nothing herein shall be construed as consent by Recipient to be sued by third parties in any manner arising out of this Agreement. This indemnification shall survive the termination of this Agreement.

c. Recipient agrees to include the following indemnification in all contracts with contractors, subcontractors, consultants, or subconsultants (each referred to as "Entity" for the purposes of the below indemnification) who perform work in connection with this Agreement:

"To the extent provided by law, [ENTITY] shall indemnify, defend, and hold harmless the [RECIPIENT] and the State of Florida, Department of Transportation, including the Department's officers, agents, and employees, against any actions, claims, or damages arising out of, relating to, or resulting from negligent or wrongful act(s) of [ENTITY], or any of its officers, agents, or employees, acting within the scope of their office or employment, in connection with the rights granted to or exercised by [ENTITY].

The foregoing indemnification shall not constitute a waiver of the Department's or [RECIPIENT']'s sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28. Nor shall the same be construed to constitute agreement by [ENTITY] to indemnify [RECIPIENT] for the negligent acts or omissions of [RECIPIENT], its officers, agents, or employees, or third parties. Nor shall the same be construed to constitute agreement by [ENTITY] to indemnify the Department for the negligent acts or omissions of the Department, its officers, agents, or employees, or third parties. This indemnification shall survive the termination of this Agreement."

d. The Recipient shall, or cause its contractor or consultant to carry and keep in force, during the term of this Agreement, a general liability insurance policy or policies with a company or companies authorized to do business in Florida, affording public liability insurance with combined bodily injury limits of at least $200,000 per person and $300,000 each occurrence, and property damage insurance of at least $200,000 each occurrence, for the services to be rendered in accordance with this Agreement. The Recipient shall also, or cause its contractor or consultant to carry and keep in force Workers' Compensation Insurance as required by the State of Florida under the Workers' Compensation Law. With respect to any general liability insurance policy required pursuant to this Agreement, all such policies shall be issued by companies licensed to do business in the State of Florida. The Recipient shall provide to the Department certificates showing the required coverage to be in effect with endorsements showing the Department to be an additional insured prior to commencing any work under this Agreement. Policies that include Self Insured Retention will not be accepted. The certificates and policies shall provide that in the event of any material change in or cancellation of the policies reflecting the required coverage, thirty days advance notice shall be given to the Department or as provided in accordance with Florida law.

16. Maintenance Obligations: In the event the Project includes construction then the following provisions are incorporated into this Agreement:

a. The Recipient agrees to maintain any portion of the Project not located on the State Highway System constructed under this Agreement for its useful life. If the Recipient constructs any improvement on Department right-of-way, the Recipient

☐ shall

☒ shall not

maintain the improvements located on the Department right-of-way for their useful life. If the Recipient is required to maintain Project improvements located on the Department right-of-way beyond final acceptance, then Recipient shall, prior to any disbursement of the state funding provided under this

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Agreement, also execute a Maintenance Memorandum of Agreement in a form that is acceptable to the Department. The Recipient has agreed to the foregoing by resolution, and such resolution is attached and incorporated into this Agreement as **Exhibit "D"**. This provision will survive termination of this Agreement.

17. Miscellaneous Provisions:

a. The Recipient will be solely responsible for compliance with all applicable environmental regulations, for any liability arising from non-compliance with these regulations, and will reimburse the Department for any loss incurred in connection therewith. The Recipient will be responsible for securing any applicable permits. The Recipient shall include in all contracts and subcontracts for amounts in excess of $150,000, a provision requiring compliance with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387).

b. The Department shall not be obligated or liable hereunder to any individual or entity not a party to this Agreement.

c. In no event shall the making by the Department of any payment to the Recipient constitute or be construed as a waiver by the Department of any breach of covenant or any default which may then exist on the part of the Recipient and the making of such payment by the Department, while any such breach or default shall exist, shall in no way impair or prejudice any right or remedy available to the Department with respect to such breach or default.

d. If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected. In such an instance, the remainder would then continue to conform to the terms and requirements of applicable law.

e. By execution of the Agreement, the Recipient represents that it has not paid and, also agrees not to pay, any bonus or commission for the purpose of obtaining an approval of its application for the financing hereunder.

f. Nothing in the Agreement shall require the Recipient to observe or enforce compliance with any provision or perform any act or do any other thing in contravention of any applicable state law. If any of the provisions of the Agreement violate any applicable state law, the Recipient will at once notify the Department in writing in order that appropriate changes and modifications may be made by the Department and the Recipient to the end that the Recipient may proceed as soon as possible with the Project.

g. In the event that this Agreement involves constructing and equipping of facilities, the Recipient shall submit to the Department for approval all appropriate plans and specifications covering the Project. The Department will review all plans and specifications and will issue to the Recipient a written approval with any approved portions of the Project and comments or recommendations covering any remainder of the Project deemed appropriate. After resolution of these comments and recommendations to the Department's satisfaction, the Department will issue to the Recipient a written approval with said remainder of the Project. Failure to obtain this written approval shall be sufficient cause of nonpayment by the Department.

h. Upon completion of right-of-way activities on the Project, the Recipient must certify compliance with all applicable federal and state requirements. Certification is required prior to authorization for advertisement for or solicitation of bids for construction of the Project, including if no right-of-way is required.

i. The Recipient will certify in writing, prior to Project closeout that the Project was completed in accordance with applicable plans and specifications, is in place on the Recipient's facility, adequate title is in the Recipient's name, and the Project is accepted by the Recipient as suitable for the intended purpose.

j. The Recipient agrees that no federally-appropriated funds have been paid, or will be paid by or on behalf of the Recipient, to any person for influencing or attempting to influence any officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the

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making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or cooperative agreement. If any funds other than federally-appropriated funds have been paid by the Recipient to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress in connection with this Agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions. The Recipient shall require that the language of this paragraph be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. No funds received pursuant to this contract may be expended for lobbying the Legislature, the judicial branch or a state agency.

k. The Recipient may not permit the Engineer of Record to perform Construction, Engineering and Inspection services on the Project.

l. The Recipient shall comply with all applicable federal guidelines, procedures, and regulations. If at any time a review conducted by Department and or FHWA reveals that the applicable federal guidelines, procedures, and regulations were not followed by the Recipient and FHWA requires reimbursement of the funds, the Recipient will be responsible for repayment to the Department of all funds awarded under the terms of this Agreement.

m. The Recipient shall:

i. utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by Recipient during the term of the contract; and

ii. expressly require any contractor and subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

n. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute the same Agreement. A facsimile or electronic transmission of this Agreement with a signature on behalf of a party will be legal and binding on such party.

o. The Parties agree to comply with s.20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with s.20.055(5), Florida Statutes.

p. If the Project is procured pursuant to Chapter 255, Florida Statutes, for construction services and the cost of the Project is to be paid from state-appropriated funds, then the Recipient must comply with the requirements of Section 255.0991, Florida Statutes.

18. Exhibits:

a. **Exhibits "A", "B", "C", "D", "E"** and **"F"** are attached to and incorporated into this Agreement.

b. ☐ If this Project includes Phase 58 (construction) activities, then **Exhibit "G"**, FHWA FORM 1273, is attached and incorporated into this Agreement.

c. ☐ Alternative Advance Payment Financial Provisions are used on this Project. If an Alternative Pay Method is used on this Project, then **Exhibit "H"**, Alternative Advance Payment Financial Provisions, is attached and incorporated into this Agreement.

d. ☐ State funds are used on this Project. If state funds are used on this Project, then **Exhibit "I"**, State Funds Addendum, is attached and incorporated into this Agreement. **Exhibit "J"**, State Financial Assistance (Florida Single Audit Act), is attached and incorporated into this Agreement.

e. ☐ This Project utilizes Advance Project Reimbursement. If this Project utilizes Advance Project Reimbursement, then **Exhibit "K"**, Advance Project Reimbursement is attached and incorporated into this Agreement.

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f. ☐ This Project includes funding for landscaping. If this Project includes funding for landscaping, then **Exhibit "L",** Landscape Maintenance, is attached and incorporated into this Agreement.

g. ☐ This Project includes funding for a roadway lighting system. If the Project includes funding for roadway lighting system, **Exhibit "M"**, Roadway Lighting Maintenance is attached and incorporated into this Agreement.

h. ☐ This Project includes funding for traffic signals and/or traffic signal systems. If this Project includes funding for traffic signals and/or traffic signals systems, **Exhibit "N"**, Traffic Signal Maintenance is attached and incorporated into this Agreement.

i. ☐ A portion or all of the Project will utilize Department right-of-way and, therefore, **Exhibit "O"**, Terms and Conditions of Construction in Department Right-of-Way, is attached and incorporated into this Agreement.

j. ☐ The following Exhibit(s) are attached and incorporated into this Agreement: _____

k. **Exhibit and Attachment List**

Exhibit A: Project Description and Responsibilities
Exhibit B: Schedule of Financial Assistance
Exhibit C: Title VI Assurances
Exhibit D: Recipient Resolution
Exhibit E: Federal Financial Assistance (Single Audit Act)
Exhibit F: Contract Payment Requirements
* Exhibit G: FHWA Form 1273
* Exhibit H: Alternative Advance Payment Financial Provisions
* Exhibit I: State Funds Addendum
* Exhibit J: State Financial Assistance (Florida Single Audit Act)
* Exhibit K: Advance Project Reimbursement
* Exhibit L: Landscape Maintenance
* Exhibit M: Roadway Lighting Maintenance
* Exhibit N: Traffic Signal Maintenance
* Exhibit O: Terms and Conditions of Construction in Department Right-of-Way

* Additional Exhibit(s):

*** Indicates that the Exhibit is only attached and incorporated if applicable box is selected.**

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IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year written above.

RECIPIENT ALACHUA COUNTY

By: _____

Name: Charles Chestnut, IV,
Title: Chair

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: Signed by: _____
6A90BA0GEC3A4A...

Name: Greg Evans
Title: District Two Secretary

Legal Review:

DocuSigned by:
Angela Hensel
0D4237CB170D4C2...

Approved as to Form
DocuSigned by:
David Forziano
70E5E81DBE1E4D3...
Alachua County
Attorney

EXHIBIT A

PROJECT DESCRIPTION AND RESPONSIBILITIES

FPN: 427326-2-38-02

This exhibit forms an integral part of the Agreement between the State of Florida, Department of Transportation and

Alachua County (the Recipient)

PROJECT LOCATION:

☒ The project is on the National Highway System.

☐ The project is on the State Highway System.

PROJECT LENGTH AND MILE POST LIMITS: approximately 0.298 miles / 0.645 to 0.868 / 0.000 to 0.075

PROJECT DESCRIPTION: NW 141ST STREET AND NW 166TH PLACE

SPECIAL CONSIDERATIONS BY RECIPIENT:

The Recipient is required to provide a copy of the design plans for the Department's review and approval to coordinate permitting with the Department, and notify the Department prior to commencement of any right-of-way activities.

The Recipient shall commence the project's activities subsequent to the execution of this Agreement and shall perform in accordance with the following schedule:

a) Study to be completed by .
b) Design to be completed by: 06/30/2026.
c) Right-of-Way requirements identified and provided to the Department by: 05/30/2026.
d) Right-of-Way to be certified by: 06/30/2026.
e) Construction contract to be let by: N/A.
f) Construction to be completed by: N/A.

If this schedule cannot be met, the Recipient will notify the Department in writing with a revised schedule or the project is subject to the withdrawal of funding.

SPECIAL CONSIDERATIONS BY DEPARTMENT:
Alachua County will provide project management of the Design contract that has been procured by the Department.

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EXHIBIT B
SCHEDULE OF FINANCIAL ASSISTANCE

RECIPIENT NAME & BILLING ADDRESS:	FINANCIAL PROJECT NUMBER:
Alachua County 5620 NW 120th Lane Gainesville, Florida 32653	427326-2-38-02

PHASE OF WORK By Fiscal Year	MAXIMUM PARTICIPATION (1) TOTAL PROJECT FUNDS	(2) LOCAL FUNDS	(3) STATE FUNDS	(4) FEDERAL FUNDS
Design- Phase 38				
FY: 2025 (SR2T)	$ 1,125.00	$ ____	$ ____	$ 1,125.00
FY: 2025 (____)	$ ____	$ ____	$ ____	$ ____
FY: (Insert Program Name)	$	$	$	$
Total Design Cost	$ 1,125.00	$ 0.00	$ 0.00	$ 1,125.00
Right-of-Way- Phase 48				
FY: (Insert Program Name)	$ ____	$ ____	$ ____	$ ____
FY: (Insert Program Name)	$ ____	$ ____	$ ____	$ ____
FY: (Insert Program Name)	$	$	$	$
Total Right-of-Way Cost	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Construction- Phase 58				
FY: (Insert Program Name)	$ ____	$ ____	$ ____	$ ____
FY: (Insert Program Name)	$ ____	$ ____	$ ____	$ ____
FY: (Insert Program Name)	$	$	$	$
Total Construction Cost	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Construction Engineering and Inspection (CEI)- Phase 68				
FY: (Insert Program Name)	$ ____	$ ____	$ ____	$ ____
FY: (Insert Program Name)	$ ____	$ ____	$ ____	$ ____
FY: (Insert Program Name)	$	$	$	$
Total CEI Cost	$ 0.00	$ 0.00	$ 0.00	$ 0.00
(Insert Phase)				
FY: (Insert Program Name)	$ ____	$ ____	$ ____	$ ____
FY: (Insert Program Name)	$ ____	$ ____	$ ____	$ ____
FY: (Insert Program Name)	$	$	$	$
Total Phase Costs	$ 0.00	$ 0.00	$ 0.00	$ 0.00
TOTAL COST OF THE PROJECT	$ 1,125.00	$ 0.00	$ 0.00	$ 1,125.00

COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:
I certify that the cost for each line item budget category has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, F.S. Documentation is on file evidencing the methodology used and the conclusions reached.

Cassandra Lamey, FCCM, CPM
District Grant Manager Name

DocuSigned by:
Cassandra Lamey
37AB31C4EE44484...
Signature

02/28/2025 | 10:30 AM EST
Date

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EXHIBIT C

TITLE VI ASSURANCES

During the performance of this contract, the consultant or contractor, for itself, its assignees and successors in interest (hereinafter collectively referred to as the "contractor") agrees as follows:

(1.) **Compliance with REGULATIONS:** The contractor shall comply with the Regulations relative to nondiscrimination in federally-assisted programs of the U.S. Department of Transportation (hereinafter, "USDOT") ***Title 49, Code of Federal Regulations, Part 21,*** as they may be amended from time to time, (hereinafter referred to as the ***REGULATIONS***), which are herein incorporated by reference and made a part of this contract.

(2.) **Nondiscrimination:** The Contractor, with regard to the work performed by it during the contract, shall not discriminate on the basis of race, color, national origin, or sex in the selection and retention of sub-contractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by ***Section 21.5*** of the ***REGULATIONS,*** including employment practices when the contract covers a program set forth in ***Appendix B*** of the ***REGULATIONS.***

(3.) **Solicitations for Sub-contractors, including Procurements of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under sub-contract, including procurements of materials or leases of equipment, each potential sub-contractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the ***REGULATIONS*** relative to nondiscrimination on the basis of race, color, national origin, or sex.

(4.) **Information and Reports:** The contractor shall provide all information and reports required by the ***REGULATIONS*** or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the *Florida Department of Transportation* or the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and Federal Motor Carrier Safety Administration* to be pertinent to ascertain compliance with such ***REGULATIONS,*** orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information the contractor shall so certify to the *Florida Department of Transportation,* or the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, or Federal Motor Carrier Safety Administration* as appropriate, and shall set forth what efforts it has made to obtain the information.

(5.) Sanctions for Noncompliance: In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the Florida Department of Transportation shall impose such contract sanctions as it or the Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, or

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Federal Motor Carrier Safety Administration may determine to be appropriate, including, but not limited to:

a. withholding of payments to the contractor under the contract until the contractor complies, and/or
b. cancellation, termination or suspension of the contract, in whole or in part.

(6.) **Incorporation of Provisions:** The contractor shall include the provisions of paragraphs (1) through (7) in every sub-contract, including procurements of materials and leases of equipment, unless exempt by the ***REGULATIONS,*** or directives issued pursuant thereto. The contractor shall take such action with respect to any sub-contract or procurement as the *Florida Department of Transportation* or the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, or Federal Motor Carrier Safety Administration* may direct as a means of enforcing such provisions including sanctions for noncompliance, provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a sub-contractor or supplier as a result of such direction, the contractor may request the *Florida Department of Transportation* to enter into such litigation to protect the interests of the *Florida Department of Transportation,* and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

(7.) **Compliance with Nondiscrimination Statutes and Authorities**: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21; The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects); Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex); Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27; The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age); Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex); The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not); Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 -- 12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38; The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex); Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations; Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100); Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

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EXHIBIT D

RECIPIENT RESOLUTION

The Recipient's Resolution authorizing entry into this Agreement is attached and incorporated into this Agreement.

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RESOLUTION 24- 101

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, AUTHORIZING THE COUNTY TO ENTER INTO AGREEMENTS WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE DESIGN AND CONSTRUCTION OF SIDEWALKS ALONG NW 141ST STREET AND NW 166TH PLACE FOR MEBANE MIDDLE SCHOOL IN THE CITY OF ALACHUA, FLORIDA; RECOGNIZE UNANTICIPATED REVENUES FROM FDOT; AUTHORIZING THE CHAIR, COUNTY MANAGER, OR PUBLIC WORKS DIRECTOR TO EXECUTE THE AGREEMENTS OR ANY SUPPLEMENTAL AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the State of Florida Department of Transportation (FDOT) and the County desire to facilitate the design and construction of sidewalks along NW 141st Street and NW 166th Place for Mebane Middle School in the City of Alachua, Florida, and

WHEREAS, FDOT will require the execution of Supplemental Agreements to increase funding or extending contract time; and

WHEREAS, it is necessary to receive unanticipated revenue from FDOT in the FDOT Grant Fund;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA;

1. The Board hereby approves and agrees to enter into: the LAP Agreement for sidewalks along NW 141st Street and NW 166th Place for Mebane Middle School (attached hereto as Exhibit "1").
2. The Board authorizes the County Manager or Public Works Director to execute any subsequent agreements with FDOT for the planning, design, construction, or maintenance of the sidewalks along NW 141st Street and NW 166th Place for Mebane Middle School, provided said subsequent agreements do not increase

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the County's obligation to fund the planning, design, construction or maintenance of the Project.

3. A certified copy of this Resolution will be forwarded to FDOT with the executed agreement(s).
4. That the fiscal year 2024-2025 Adopted budget is hereby adjusted as reflected in the budget amendment attached hereto.
5. By adoption of this resolution and the attached budget amendment, the Board of County Commissioners of Alachua County, Florida, hereby accepts the FDOT Grant and appropriates them as outlined in said amendment.
6. This resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 12th day of November, A.D., 2024.

SEAL

BOARD OF COUNTY COMMISSIONERS
ALACHUA COUNTY, FLORIDA

By: _____
Charles Chestnut, IV, Chair

ATTEST:

_____
J.K. "Jess" Irby, Esq.

APPROVED AS TO FORM:
DocuSigned by:
David Forziano
70E5E81DBE1E4D3...
County Attorney

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EXHIBIT E

FEDERAL FINANCIAL ASSISTANCE (SINGLE AUDIT ACT)

FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:

CFDA No.:	20.205
CFDA Title:	Highway Planning and Construction Federal-Aid Highway Program, Federal Lands Highway Program
CFDA Program Site:	https://beta.sam.gov/fal/1093726316c3409a8e50f4c75f5ef2c6/view?keywords=20.205&sort=-relevance&index=cfda&is_active=true&page=1
Award Amount:	**$1,125.00**
Awarding Agency:	Florida Department of Transportation
Award is for R&D:	No
Indirect Cost Rate:	N/A

FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE SUBJECT TO THE FOLLOWING:

2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles & Audit Requirements for Federal Awards
http://www.ecfr.gov/cgi-bin/text-idx?node=2:1.1.2.2.1

FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT MAY ALSO BE SUBJECT TO THE FOLLOWING:

Title 23 – Highways, United States Code
http://uscode.house.gov/browse/prelim@title23&edition=prelim

Title 49 – Transportation, United States Code
http://uscode.house.gov/browse/prelim@title49&edition=prelim

Infrastructure Investment and Jobs Act (IIJA) (Public Law 117-58, also known as the "Bipartisan Infrastructure Law")
https://www.congress.gov/117/bills/hr3684/BILLS-117hr3684enr.pdf

Federal Highway Administration – Florida Division
http://www.fhwa.dot.gov/fldiv/

Federal Funding Accountability and Transparency Act (FFATA) Sub-award Reporting System (FSRS)
https://www.fsrs.gov/

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EXHIBIT F

CONTRACT PAYMENT REQUIREMENTS
Florida Department of Financial Services, Reference Guide for State Expenditures
Cost Reimbursement Contracts

Invoices for cost reimbursement contracts must be supported by an itemized listing of expenditures by category (salary, travel, expenses, etc.). Supporting documentation shall be submitted for each amount for which reimbursement is being claimed indicating that the item has been paid. Documentation for each amount for which reimbursement is being claimed must indicate that the item has been paid. Check numbers may be provided in lieu of copies of actual checks. Each piece of documentation should clearly reflect the dates of service. Only expenditures for categories in the approved agreement budget may be reimbursed. These expenditures must be allowable (pursuant to law) and directly related to the services being provided.

Listed below are types and examples of supporting documentation for cost reimbursement agreements:

Salaries: Timesheets that support the hours worked on the project or activity must be kept. A payroll register, or similar documentation should be maintained. The payroll register should show gross salary charges, fringe benefits, other deductions and net pay. If an individual for whom reimbursement is being claimed is paid by the hour, a document reflecting the hours worked times the rate of pay will be acceptable.

Fringe benefits: Fringe benefits should be supported by invoices showing the amount paid on behalf of the employee, e.g., insurance premiums paid. If the contract specifically states that fringe benefits will be based on a specified percentage rather than the actual cost of fringe benefits, then the calculation for the fringe benefits amount must be shown. Exception: Governmental entities are not required to provide check numbers or copies of checks for fringe benefits.

Travel: Reimbursement for travel must be in accordance with s. 112.061, F.S., which includes submission of the claim on the approved state travel voucher along with supporting receipts and invoices.

Other direct costs: Reimbursement will be made based on paid invoices/receipts and proof of payment processing (cancelled/processed checks and bank statements). If nonexpendable property is purchased using state funds, the contract should include a provision for the transfer of the property to the State when services are terminated. Documentation must be provided to show compliance with DMS Rule 60A-1.017, F.A.C., regarding the requirements for contracts which include services and that provide for the contractor to purchase tangible personal property as defined in s. 273.02, F.S., for subsequent transfer to the State.

Indirect costs: If the contract stipulates that indirect costs will be paid based on a specified rate, then the calculation should be shown. Indirect costs must be in the approved agreement budget and the entity must be able to demonstrate that the costs are not duplicated elsewhere as direct costs. All indirect cost rates must be evaluated for reasonableness and for allowability and must be allocated consistently.

Contracts between state agencies may submit alternative documentation to substantiate the reimbursement request, which may be in the form of FLAIR reports or other detailed reports.

The Florida Department of Financial Services, online Reference Guide for State Expenditures can be found at this web address https://www.myfloridacfo.com/Division/AA/Manuals/documents/ReferenceGuideforStateExpenditures.pdf.

Exhibit B

Mebane Middle School Safe Routes to School Application

FLORIDA DEPARTMENT OF TRANSPORTATION

FLORIDA'S SAFE ROUTES TO SCHOOL INFRASTRUCTURE APPLICATION

SECTION I – SCHOOL, APPLICANT, MAINTAINING AGENCY & M/TPO INFORMATION

Notes: Signatures confirm the commitment of the School, Applicant and Maintaining Agency to follow the Guidelines of the Florida's Safe Routes to School Program. The School is responsible for the parent's surveys and student tallies before and after the project is built. It is also responsible for promoting safe walking and biking to and from school. The Maintaining Agency is generally responsible for entering into a Local Agency Program (LAP) agreement with the FDOT to design, construct, &/or maintain the project. Districts have the option to design and/or construct it, but the Maintaining Agency is always responsible for maintaining the project. Check with your District to see how they are handling these issues.

SCHOOL INFORMATION

SCHOOL NAME: Mebane Middle School

SCHOOL ADDRESS: 16401 NW 140th Street

COUNTY: Alachua **CITY:** Alachua **ZIP:** 32615

TYPE: Middle **CONGRESSIONAL DISTRICT:** 3

PRINCIPAL'S NAME: Manda Bessner
(Printed)

PHONE #: 386-462-1648 **EMAIL:** bessnemg@gm.sbac.edu

PRINCIPAL'S SIGNATURE: Manda Bessner **DATE:** 12/9/20

APPLICANT INFORMATION

APPLICANT: Adam Hall **TITLE:** Planner

NAME OF APPLICANT AGENCY/ORGANIZATION: City of Alachua

APPLICANT AGENCY/ORGANIZATION TYPE: Mainaining Agency

APPLICANT: _____ **TITLE:** _____

MAILING ADDRESS: PO Box 9

CITY: Alachua **STATE:** FLORIDA **ZIP:** 32615

PHONE #: 386-418-6100 **E-MAIL:** ahall@cityofalachua.com

SIGNATURE: _____ **DATE:** 12/17/20
Applicant

I attended the SRTS workshop and have reviewed this application for completeness.

ATTENDEE'S SIGNATURE: _____ **DATE:** 12/17/20

MAINTAINING AGENCY INFORMATION

MAINTAINING AGENCY 1 City ☐ County ☒ Florida Department of Transportation ☐ District ___

NAME OF MAINTAINING AGENCY: Alachua County **DUNS #:** _____

CONTACT PERSON: Ramon D. Gavarrete, P.E. **TITLE:** Public Works Director/County Engineer

MAILING ADDRESS: 5620 NW 120th Lane

PHONE #: 352-548-1214 **E-MAIL:** rgavarrete@alachuacounty.us

CITY: Gainesville **STATE:** FLORIDA **ZIP:** 32653

Note: your signature below indicates your agency's willingness to enter into a LAP or other formal agreement with FDOT to complete the project if selected for funding.

SIGNATURE: Digitally signed by Ramon D. Gavarrete, P.E. Date: 2020.12.16 13:03:03 -05'00' **DATE:** 12/16/2020

MAINTAINING AGENCY 2 City ☒ County ☐ Florida Department of Transportation ☐ District

NAME OF MAINTAINING AGENCY: City of Alachua **DUNS #:** _____

CONTACT PERSON: Gib Coerper **TITLE:** Mayor

MAILING ADDRESS: PO Box 9

PHONE #: 386-418-6100 **E-MAIL:** gcoerper@cityofalachua.org

CITY: Alachua **STATE:** FLORIDA **ZIP:** 32615

Note: your signature below indicates your agency's willingness to enter into a LAP or other formal agreement with FDOT to complete the project if selected for funding.

SIGNATURE: _____ **DATE:** _____

METROPOLITAN/TRANSPORTATION PLANNING ORGANIZATION (M/TPO) SUPPORT

If the city or county is located within an MPO/TPO urban area boundary, the MPO/TPO representative must fill in the required information below, to indicate support for the proposed project:

NAME OF MPO: _____

CONTACT PERSON: _____ **TITLE:** _____

MAILING ADDRESS: _____

CITY: _____ **STATE:** FLORIDA **ZIP:** ____

PHONE #: _____ **E-MAIL:** _____

SIGNATURE: _____ **DATE:** _____

SECTION 2 – ELIGIBILITY AND FEASIBILITY CRITERIA

Notes: *This section will help FDOT determine the eligibility and feasibility of the proposed project. Except for the questions in 2A-2C below answering "No" does not constitute elimination from project consideration.* ***You must fulfill requirements in 2A-2C below before applying!***

A1. Has a school-based SRTS Committee (including school representation) been formed? ☒ Yes ☐ No

A2. Has at least one meeting of this committee been held? Attach sign in sheet & minutes ☒ Yes ☐ No

A3. Public notification of SRTS meeting? ☒ Yes ☐ No

B1. Does the school agree to provide required data before and after the project is built, using the NCSRTS Student In-Class Travel Tally and Parent Survey forms at http://saferoutesdata.org/ following the schedule provided by the District? ☒ Yes ☐ No

B2. Have you attached the National Center's data summary for the Student In-Class Travel Tally and Parent Survey forms to this application? ☒ Yes ☐ No

B3. Are the Student In-Class Travel Tally and Parent Survey data summaries attached? ☒ Yes ☐ No

Note: Project planning cannot go forward until public right of way or permanent public access to the land for the proposed project is documented to the District.

C. Have you provided either survey/as-builts or right of way documentation that provides detail to show that adequate right of way exists for proposed improvement? ☒ Yes ☐ No

D. Is the Maintaining Agency Local Agency Program (LAP) Certified? (currently qualified & willing to enter into a State agreement requiring the agency to design, construct, and/or maintain the project, abiding by Federal, State, & local requirements?) ☒ Yes ☐ No

If ***No***:

Are they willing to become LAP Certified? ☒ Yes ☐ No

If the agency is not willing to become LAP Certified, explain how this project could be built without this certification:

E. Who do you propose to be responsible for each phase of the project?

Design:	☐ City	☒ County	☐ Other, Including FDOT (Explain below)
Construction:	☐ City	☒ County	☐ Other, Including FDOT (Explain below)
Maintenance:	☒ City	☐ County	☐ Other, Including FDOT (Explain below)

If you checked ***Other, including FDOT*** for any of the above, please explain the responsible party for each phase, including who you have been talking to about this:

F. Is the County/City willing to enter into an agreement with FDOT to do the following, if the District decides this is the best way to get the project completed:

Install and/or maintain any traffic engineering equipment included in this project? ☒ Yes ☐ No

Construct and maintain the project on a state road? ☒ Yes ☐ No ☐ N/A

G. Public Support - *Explain your public information or public involvement process below. You may attach up to six unique letters, on official letterhead, from groups indicated below. The letters should indicate why and how the authors can support the proposed project at the affected school.* ***Failure to provide documentation of public involvement activities directly with affected property owners is grounds for an application to be excluded from consideration.***

What neighborhood association or other neighborhood meetings have been held to inform neighbors directly affected by this proposed project and the reaction? Letter sent to nearby homeowners informing them of project.

What PTA/PTO/school meetings have been held to inform parents and school staff about this project and the reaction? PTA meeting held via Zoom. Letter of support/ approval included.

Explain what other public meetings have been held, such as Metropolitan Planning Organizations, Regional Planning Councils, Citizens' Advisory Committees, Bicycle/Pedestrian Advisory Councils and Community Traffic Safety Teams and the reaction?

Explain what articles or letters to the editor have been written for newspapers, etc. and the reaction:
Press release issued.

Please indicate whether you have attached letters of support from Law Enforcement or other individuals or groups not previously mentioned: ☒ Yes ☐ No

H. If the proposed project has been identified as a priority in a Bicycle/Pedestrian or other Plan, or is a missing link in a pedestrian or bicycle system, please explain:

I. Is this project in a Rural Economic Development Initiative (REDI) community? ☐ Yes ☒ No

FS defines a rural community as: A county with a population of 75,000 or less; A county with a population of 125,000 or less which is contiguous to a county with a population of 75,000 or less; or Any municipality with a county as described above.

SECTION 3 – BACKGROUND INFORMATION: FIVE E'S	
Notes: *SRTS is designed to be a comprehensive program. Describe the efforts your school and community have made to address the identified problem through each E so far, and what is planned in the future for each. Each box must be filled in. For more information on the E's, see Florida's SRTS Guidelines and the SRTS Guide: http://www.saferoutesinfo.org/guide/*	
1. ENGINEERING	
1A. PAST: Conceptual sketches completed.	**1B. FUTURE:** Complete engineering and bid documents.
2. EDUCATION *If your school has taught or plans to teach the FLSRTS Curricula (http://floridasrts.com/) or other education program, please provide details below:*	
2A. PAST: Press release issued. Surveys and tallies raised awareness.	**2B. FUTURE:** Near completion of project, a press release will be issued. City staff is also working to form a City wide Safe Routes to School working group to identify future projects.
3. ENCOURAGEMENT	
3A. PAST: The City of Alachua Comprehensive Plan and Long Range Transportation Plan both identify the need and goal of creating a transportation system that permit s and encourages safe and efficient traval through non-motorized means	**3B. FUTURE:** Information will be sent ot Principals regarding pottential encouraging events such as park and walk, walking school bus, and other walk to school events. School Board will be asked to form a City of Alahua Safe Routes to School committee made up of members from each school PTA and principals and neighborhood organizations.
4. ENFORCEMENT	
4A. PAST: The City of Alachua Police Department enforces school safety zons operations and aggressivaly targets motorists not following the law. Crossing guards at Irby Elementary aid in enfocement and safety.	**4B. FUTURE:** Alachua PD will continue to enforece school zone operations and aggressively planned improvemnts will aid in enforcemetns by proviuding more visability in these areas
5. EVALUATION	
5A. PAST: Parent and Student Surveys have been conducted to identify need for proposed improvements	**5B. FUTURE:** Future surveys will be issued and on site oservation made to determine project's success.

SECTION 4 – PROBLEM IDENTIFICATION

This section will help us understand your school's situation. If the proposed project includes more than one school, please give the requested information for each school.

A. HAZARDOUS WALKING CONDITIONS

1. Opportunity to resolve a documented hazardous walking condition and eliminate the resultant school busing.
   ☐ Yes ☒ No
   If Yes, please enter the documented date and case number: _____
   Include a discussion of public support for the project if busing were eliminated:

2. Opportunity to eliminate current courtesy busing being done for a perceived hazardous condition. Include a discussion of public support for the project if busing were eliminated:

B. Are many students already walking or bicycling to this school in less than ideal conditions? ☒ Yes ☐ No
If Yes:

- Explain more about the number of students affected: There are approximately 70 dwelling units that would be served by this project. This is estimated to generate approxiamtely 10 middle school students.
- Explain more about the conditions/obstacles which prevent walking or bicycling to your school:
  Lack of readily accessible infrastructure that is safe or has appearance of safety.

C. Are enough students living near the school to allow many to walk or bike to school if conditions were improved?
☒ Yes ☐ No
If Yes:

- Explain more about the number of student living near the school and how this relates to the anticipated success of the proposed SRTS project: There are approximately 70 dwelling units that would be served by this project. This is estimated to generate approxiamtely 10 middle school students.

D. Write a brief history of the neighborhood traffic issues as background for the proposed project:
This section of Main Street in Alachua is largely residential with few supportive non-residential uses (churches, daycares, etc). An existing sidewalk and path to Mebane Middle exists, but terminates before reaching the end of Main Street. Residents must walk in the street, shoulder, or side of road to reach the existing sidewalk.

E. How do the demographics of the school population relate to the anticipated success of the proposed SRTS project? For instance, is there a population of students near the school from a culture which traditionally walks a lot? The proposed project would allow more students from near by neighborhoods to walk to Mebane Middle School. The adjacent neighborhood's demographics include populations that walk because of age, access to transportation, etc.

F. Provide the percent of free or reduced lunch program at the affected school: 46

SECTION 4 – PROBLEM IDENTIFICATION

G. STUDENT TRAVEL DATA:

1. School data: based on the Student In-Class Travel Tally:
   a. Number of students currently walking to school: 25
   b. Number of students currently biking to school: 11
   c. Total currently walking or biking to school (add a & b) 36
   d. Number of students in this school: 360
   e. Percent of student in school currently walking or biking to school: (c divided by d): 10

2. Route Data:
   a. Number of students from the affected schools living along the proposed route: 30
   b. Based on (mark all that apply): *Existing School Data: ☐ *Visual Observation Survey: ☐ *Estimates: ☒
   c. Number of student currently walking or biking along this route: 10
   d. Number of student who could walk or bike along the proposed route after improvements: 20

SECTION 5 – SPECIFIC INFRASTRUCTURE IMPROVEMENT(S) REQUESTED

A. LOCATION

Note: the entire proposed project must be within 2 miles of the school and in the attendance area for the affected schools.

Request #1 St. Name: North Main Street	Maintaining Agency: ☒ City ☐ County ☐ State
From: 16200 North Main Street	To: NW 166th Place
Project's closest point to school: ☒ 0 to ½ mile; ☐ ½ to 1 mile; ☐ 1 to 1 ½ miles; ☐ 1 ½ miles+	
Request #2 St. Name: NW 166th Place	Maintaining Agency: ☒ City ☐ County ☐ State
From: North Main Street	To: NW 142nd Terrace
Project's closest point to school: ☒ 0 to ½ mile; ☐ ½ to 1 mile; ☐ 1 to 1 ½ miles; ☐ 1 ½ miles+	
See Attachment for additional project sites: ☐	

Discuss the projects' proximity (within 2 miles) to other facilities which might also benefit from the project, such as other schools or colleges, parks, playgrounds, libraries, or other pedestrian destinations:

THERE IS A PRE-SCHOOL THAT WOULD BENEFIT BY HAVING A SIDEWALK NEARBY. ADDITIONAL, FUTURE RESIDENTIAL DEVELOPMENT IS ANTICIPATED TO CONNECT TO THE SIDEWALK SYSTEM, ALLOWING FOR STUDENTS OF THAT NEIGHBHORHOOD TO WALK TO MEBANE MIDDLE SCHOOL.

B. SIDEWALK, BIKE LANE, PAVED SHOULDER, OR SHARED USE PATH

☒ Continuation of Existing Sidewalk	☒ New Sidewalk
☐ Continuation of Existing Bike Lane	☐ New Bike Lane (includes re-striping or reconstruction)
☐ Continuation of Paved Shoulder	☐ New Paved Shoulder
☐ Continuation of Shared Use Path	☐ New Shared Use Path

Comments: describe below your requests in detail, including location, length, side of road, etc

Request #1: Construct approximately 1,600 feet of sidewalk along the east side of North Main Street and the south side of NW 166th Place. A new crosswalk would be construced at intersection of Main Street and NW 166th Place.

Request #2:

See Attachment for additional project sites: ☐

Describe any other requests:

SECTION 5 – SPECIFIC INFRASTRUCTURE IMPROVEMENT(S) REQUESTED

C. TRAFFIC CONTROLS

Mark all that apply in regard to traffic control devices:

☒ We have all necessary traffic control devices **(Proceed to E)**

☐ We need pedestrian signals (features)
☐ We need traffic signs
☐ We need marked crosswalks
☐ We need other school-related signals or beacons
☐ We need other school-related signs
☐ We need other roadway markings

Describe the existing and needed traffic controls:

D. TRAFFIC DATA

Notes: *Posted Speed Limit is required. AADT stands for Average Annual Daily Traffic*

St 1: Posted Speed Limit: 30	Operating Speed: 35	AADT: ~1000
St 2: Posted Speed Limit: 30	Operating Speed: 35	AADT: ~500

SECTION 6 – COST ESTIMATE

This is designed to give FDOT a reasonable estimate of the cost of project. Make this cost estimate as accurate as possible as we do not allow contingency.

FDOT District contact in the Estimates Offices can help you with your cost estimate (directory):
Projects must follow appropriate design criteria. Projects on the State Highway System must follow the criteria in the Plans Preparation Manual (PPM) and FDOT Design Standards. Projects on local systems must meet the minimum the minimum standards and criteria in the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for streets and Highways (Florida Greenbook). These documents can be found on FDOT's web site at: **https://www.fdot.gov/roadway**

Construction Cost	134,456.92
Maintenance of Traffic (MOT)	13,445.69
Mobilization	13,445.69
Subtotal	161,348.30
Total Construction Cost	161,348.30
Professional Engineering Design	19,361.80
Construction Engineering and Inspection	19,361.80
GRAND TOTAL	**216,206.72**

Printed name of person preparing detailed cost estimate: Monique Heathcock, P.E.

Contact #: 352-331-1976 Email: moniqueh@chw-inc.com

Signature _____ Date: _____

SECTION 6B– REQUEST FOR FUNDING COST ESTIMATE

A Request for Funding Cost Estimate must be signed and sealed by P.E. and submitted as part of the application. Please access the accompanying Funding Cost Estimate form #500-000-30b here.

SECTION 7 - SUBMISSION CHECKLIST

Notes: *These will be counted toward total application score.*

- O Application
- O SRTS Meeting Public Notification
- O Meetings Sign in Sheet & Minutes
- O Student In-Class Travel Tally Data Summary
- O Parent Survey Data Summary
- O Proof of Right of Way
- O Letters of Public Support (up to 5)
- O Documentation Affected Homeowners were Notified
- O Documentation of Hazardous Walking Condition (if applicable)
- O Request for Funding Cost Estimate
- O Before Color Pictures (jpg format)
- O Color Project Map Showing School Location
- O Map Showing Existing Conditions
- O Map Showing Proposed Improvements
- O Map Showing Where Students Attending School Live
- O Traffic/Engineering Report Evaluating the Problem (if applicable)
- O Signal Warrants (if applicable)