

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 McCormick, 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 McCormick
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.

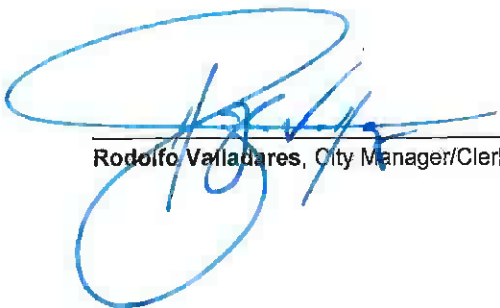
CONSENT AGENDA

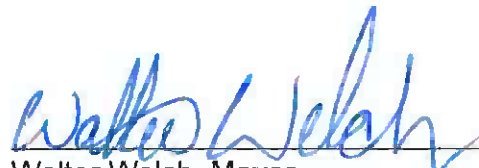
Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

- 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:

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



Rodolfo Valladares, City Manager/Clerk

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

11 _____ Samantha King

_____ Elena Rushetskaya

111 _____ Matthew Webster

_____ June 08, 2026

Signature



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Ballot

Please vote for a maximum of ONE.

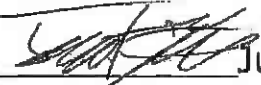
_____ Oscar Alamo

_____ Taylor Cannon

☒ _____ 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.

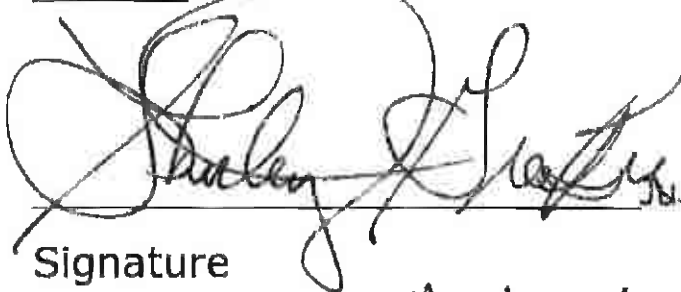
_____ Oscar Alamo

_____ Taylor Cannon

_____ Samantha King

_____ Elena Rushetskaya

☒ _____ Matthew Webster


Signature

June 08, 2026

Shirley Green Brawn



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

Walter Welch



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Ballot

Please vote for a maximum of ONE.

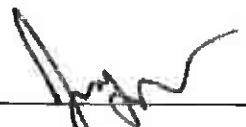
_____ Oscar Alamo

_____ Taylor Cannon

☒ _____ Samantha King

_____ Elena Rushetskaya

_____ Matthew Webster

_____  June 08, 2026
Signature

Jackson Younas



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

Signature

June 08, 2026

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



Rev. 25.04.22



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.

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

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



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



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**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

EDUCATIONSouthern 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**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-Charge for 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 and 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@optimustrafficsolutions.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



Legend

Well Survey

- 2023 Well Survey
- 2018 Well Survey
- Private Well
- Irrigation

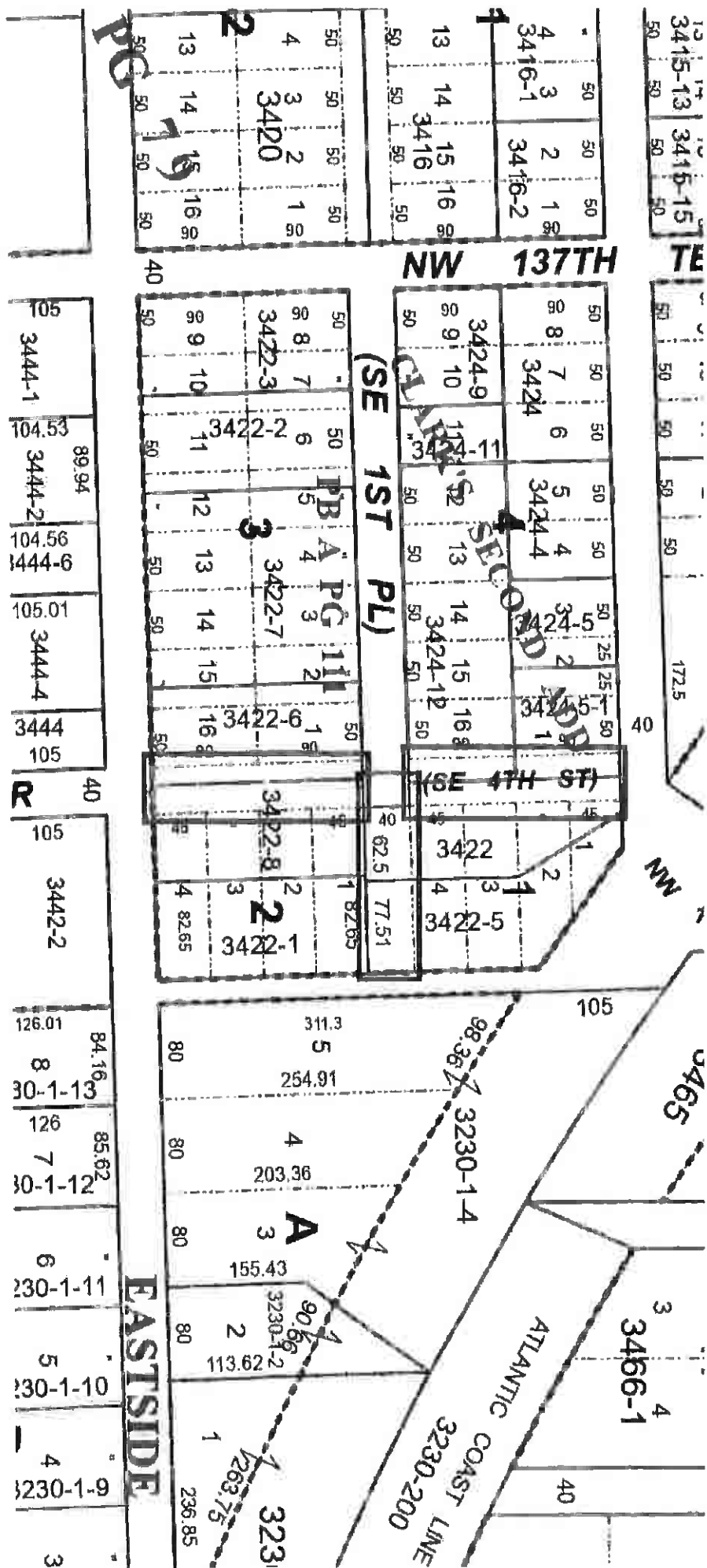
- Ground Water Delimitation Area
- ▨ City Water
- ▨ 1 Mile Buffer
- ▨ NW Landfill
- Public Parcels

N

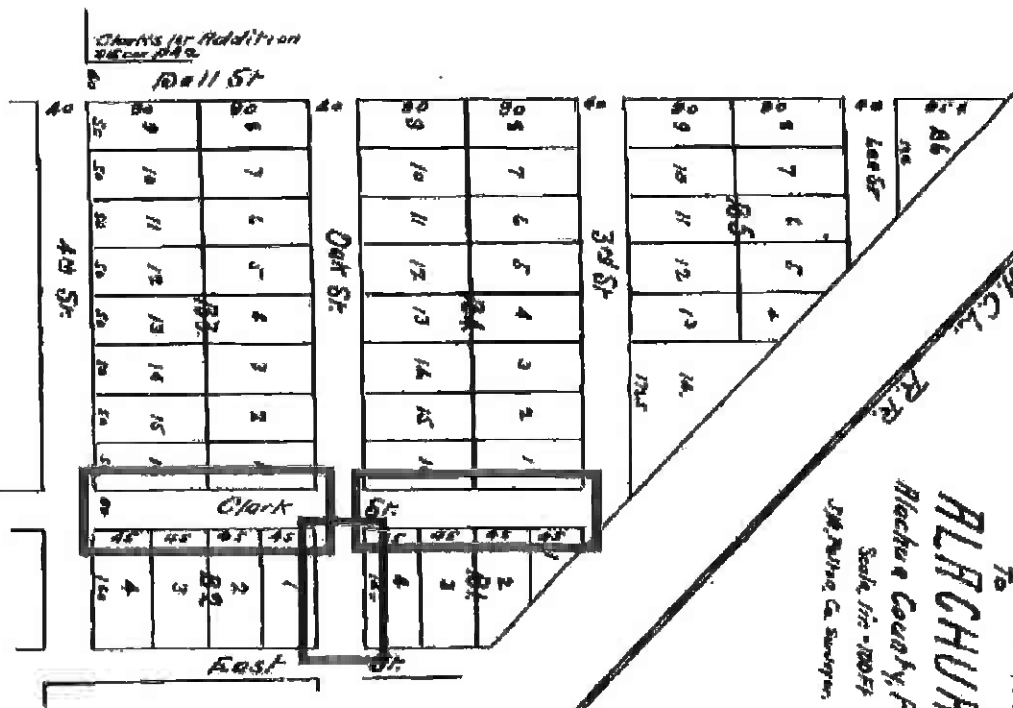


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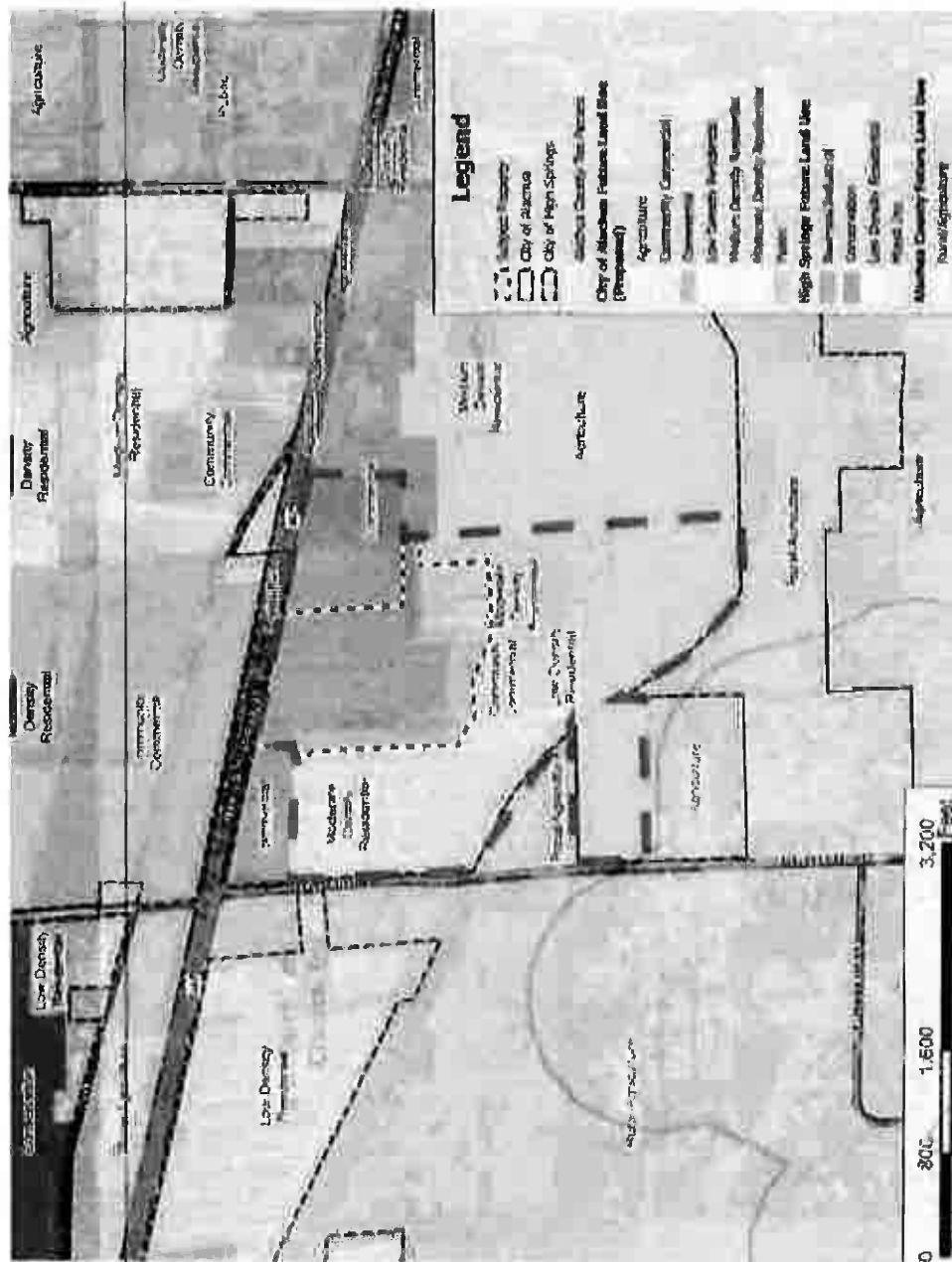




CLARK'S 2ND ADDITION
 TO
ALACHUA
 Alachua County, Florida.
 Scale 1 in. = 100 Ft.
 J.H. Butler Co. Surveyors, May 1915.



Filed & Recorded January 28, 1915
 Surveying Clerk, B. H. Stevens, Jr.



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

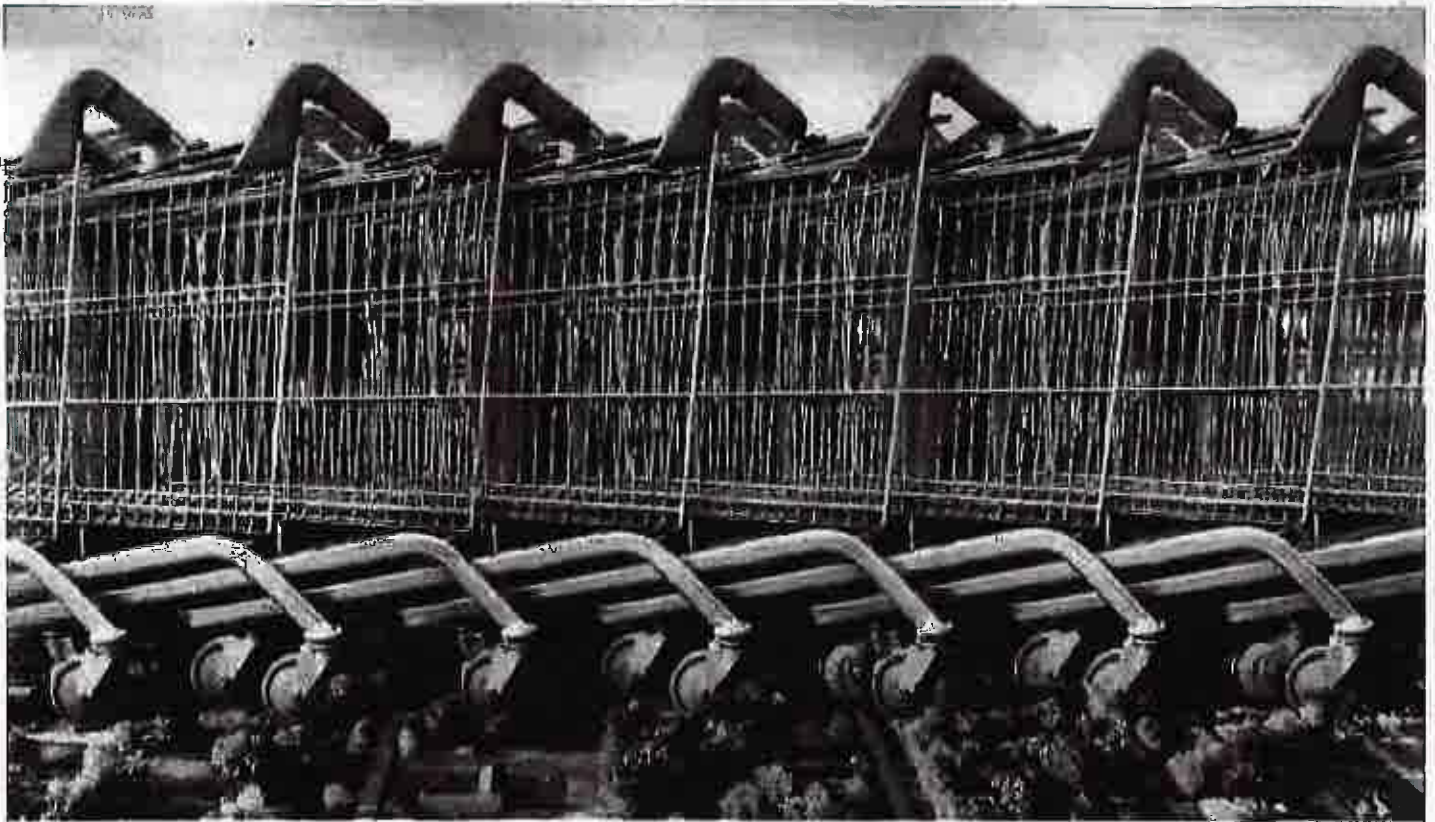


Illustration by Carl Godfrey

DECEMBER 24, 2024

SHARE  SAVE 

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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 Pinto 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

Reprints

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 <u>approves</u> 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 <u>approves</u> 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 <u>approves</u> Revised Phase 1 Construction Plans

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RISE
PARTNERS

ABOUT US

TEAM

FEATURED
INVESTMENTS

BROKERAGE

NEWS

CONTACT

INVESTOR
PORTAL

About Rise Partners

"Rise Partners is a privately held, vertically integrated commercial real estate firm with offices in Chattanooga, Tennessee and Charlotte, North Carolina." ...

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
423.664.7104



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.

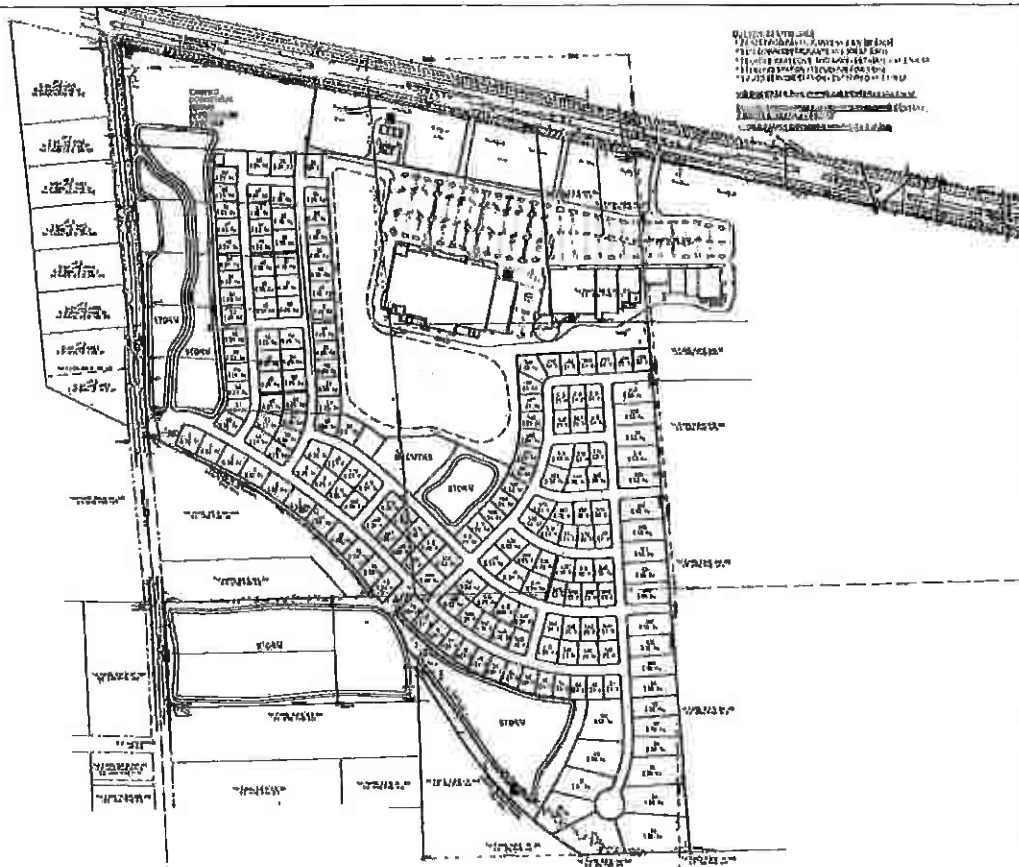
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Prepared for:

Rise Partners



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PROPOSED DEVELOPMENT
EXISTING DEVELOPMENT
EXISTING BUILDINGS
EXISTING PARKING
EXISTING UTILITIES
EXISTING STREETS
EXISTING FENCES
EXISTING LANDSCAPE
EXISTING UTILITIES
EXISTING STREETS
EXISTING FENCES
EXISTING LANDSCAPE

eda

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NORTH

1" = 100' 0"

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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 fuelling 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

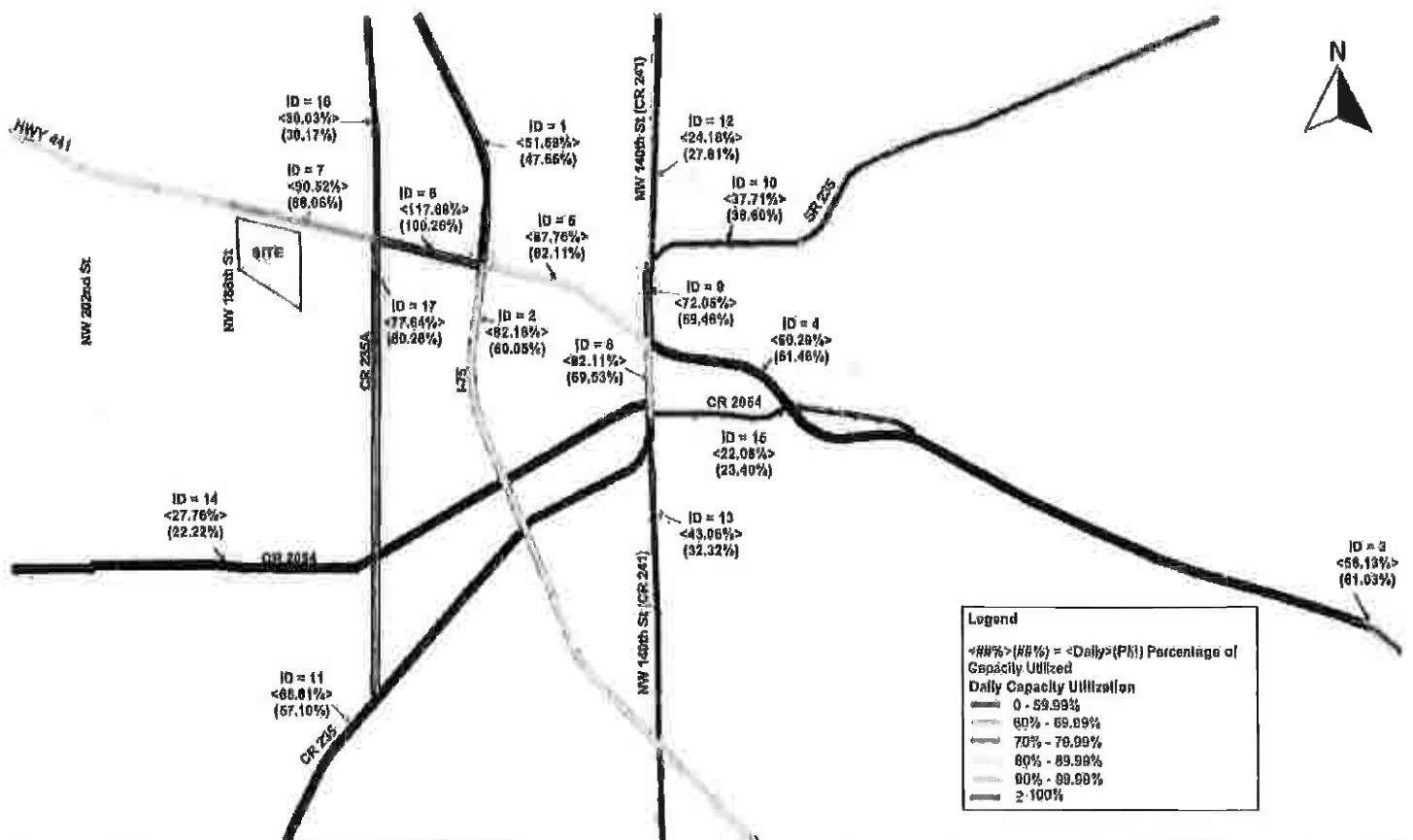
Figure 2 illustrates the roadway segment capacity utilization under the buildout condition. As shown in **Table 7** and illustrated in **Figure 2**, the addition of the Farmlands Mixed Use project trips, causes the HWY 441 segment (4107, 6) from I-75 to CR 235A to exceed the adopted level-of-service 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.



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@sfcollge.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.

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,

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

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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.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

- * Traffic: Increased regional traffic on an already congested US 441
- * Scale: A significant increase in commercial intensity
- * Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

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.

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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 <mejjess26@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 Commisssioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

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.

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

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: 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.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

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: 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
mlke.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.

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Sincerely,

Sincerely,

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

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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.

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Sincerely,

Sincerely,

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

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Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at sssierra@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.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

- * Traffic: Increased regional traffic on an already congested US 441
- * Scale: A significant increase in commercial intensity
- * Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

Carson J. Crockett

From: Pamela Stuart <kwautomall@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.

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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.

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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: 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 \$15.1 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.

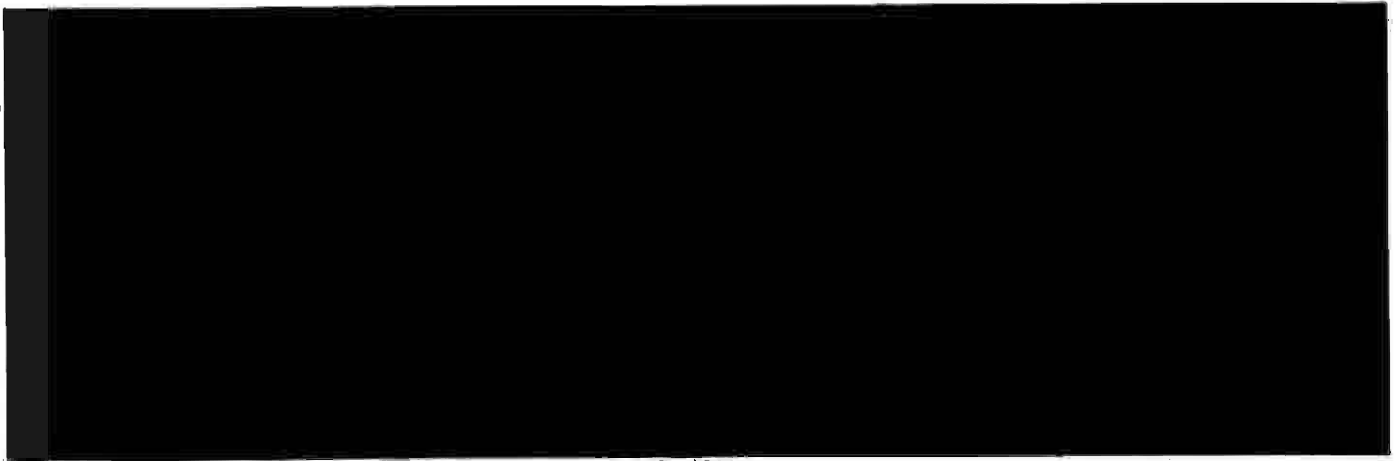
Key considerations:

- * 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



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 iPhone

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.sfcollge.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 want 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.

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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.

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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.

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Sincerely,

Sincerely,

Olivia Mulet
18741 NW 240th 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.

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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.

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.

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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,

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.

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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.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

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.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

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.

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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.

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
jnjbbeck@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.

