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

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a

Regular City Commission Meeting
At 12:00 PM

to address the item(s) below.

Meeting Date: July 27, 2026

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

City Commission Meeting

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) NATIONAL PARKS AND RECREATION MONTH PROCLAMATION

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE EDUCATION TASK FORCE (ETF)

B) 2026-2027 CITY COMMISSION BOARD AND COMMITTEE ASSIGNMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) ORDINANCE 26-10: 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).

B)

PPP25-0003 – CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 4, "CANOPY TRACE" | A REQUEST BY VECTOR CIVIL ENGINEERING, LLC, AGENT AND APPLICANT FOR SPLIT OAK ALACHUA INVESTMENTS, LLLP, PROPERTY OWNER, FOR THE CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 4 WHICH PROPOSES THE SUBDIVISION OF LAND INTO 60 SINGLE-FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAYS ON A ± 10.60-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 ALONG PROGRESS BOULEVARD (TAX PARCEL 03929-005-000.) FUTURE LAND USE: CORPORATE PARK DISTRICT; ZONING: CORPORATE PARK DISTRICT (QUASI-JUDICIAL).

C) ORDINANCE 26-11: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.48-ACRE SUBJECT PROPERTY FROM MEDIUM DENSITY RESIDENTIAL, RECREATION TO PUBLIC; GENERALLY LOCATED AT 15818 NW 140TH ST (TAX PARCEL 03120-000-000; 03113-000-000; 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE HEARING; FIRST READING).

D) ORDINANCE 26-12: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY – 3 ("RSF-3"), TO GOVERNMENT FACILITY ("GF") ON A ± 0.49-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST OF THE CLEATHER HATHCOCK COMMUNITY CENTER; TAX PARCEL

03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (QUASI-JUDICIAL HEARING; FIRST READING).

E) ORDINANCE 26-13: 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 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE, FIRST READING).
COMMUNITY ENHANCEMENT

V. AGENDA ITEMS

A) RESOLUTION 26-08 ESTABLISHING 6.2500 AS THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2026-2027 WHICH IS 5.42% MORE THAN THE ROLLED-BACK RATE OF 5.9286; SETTING SEPTEMBER 14, 2026, AS THE DATE FOR THE FIRST PUBLIC HEARING.

B) RESOLUTION 26-09 TK BASIN PRELIMINARY RATE RESOLUTION

C) EXTENDING INTERLOCAL AGREEMENT WITH CAREERSOURCE

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

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

A) APPROVAL OF THE JUNE 1, 2026, JOINT CITY COMMISSION - EDUCATION TASK FORCE MEETING MINUTES

B) APPROVAL OF THE JUNE 22, 2026, CITY COMMISSION MEETING MINUTES

C) APPROVAL OF THE JULY 9, 2026, SPECIAL CITY COMMISSION MEETING MINUTES

D) PURCHASE OF ELECTRIC MATERIALS

E) PURCHASE OF ELECTRIC MATERIALS

Commission Agenda
Item

MEETING DATE: July 27, 2026
SUBJECT: National Parks and Recreation Month Proclamation
PREPARED BY:
RECOMMENDED ACTION:
Approve the proclamation declaring July as Parks and Recreation Month and the Mayor to present the proclamation to the Legacy Park Multipurpose Center staff.

Summary

This proclamation recognizes July as Parks and Recreation Month in the City of Alachua and celebrates the vital role parks and recreation play in enhancing the health, wellness, and quality of life of residents. It also acknowledges the dedication of the Legacy Park Multipurpose staff for their commitment to providing exceptional recreation programs, maintaining high-quality facilities, and creating opportunities for community engagement. Approval of this proclamation authorizes the Mayor to formally present it to the Legacy Park staff in recognition of their outstanding service and contributions to the community.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of LIfe
Community Enhancement

ATTACHMENTS

1. NPAR Proclamation

City of Alachua, Florida

Office of Mayor Walter Welch

PROCLAMATION

WHEREAS, parks and recreation enrich the quality of life for residents of all ages by providing spaces for recreation, wellness, education, cultural experiences, and community connection; and

WHEREAS, the City of Alachua Recreation and Culture Department is committed to providing exceptional parks, trails, playgrounds, athletic facilities, and recreational programming that encourage healthy lifestyles, lifelong learning, and opportunities for families and neighbors to gather; and

WHEREAS, the Hal Brady Recreation Complex and Legacy Park serve as a cornerstone of recreation in our community by offering year round programs, special events, sports, fitness opportunities, educational activities, and spaces where residents create lasting memories; and

WHEREAS, the dedicated Recreation and Culture staff work tirelessly to maintain safe, welcoming, and beautiful public spaces while planning innovative programs that strengthen community pride and improve the quality of life for everyone who calls Alachua home; and

WHEREAS, parks and recreation contribute to the economic vitality, environmental stewardship, and overall well being of the City of Alachua by enhancing neighborhoods, preserving natural resources, and creating vibrant gathering places; and

WHEREAS, the National Recreation and Park Association has designated July as Parks and Recreation Month, recognizing the essential role parks and recreation professionals play in building stronger, healthier, and more connected communities across America.

NOW, THEREFORE, I, Walter Welch, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim the month of **July** as Parks and Recreation Month in the City of Alachua and encourage all residents to celebrate by visiting our parks, participating in recreational programs, supporting community events, and recognizing the invaluable contributions of our Recreation and Culture Department.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of July, 2026

ATTEST:

_____

Walter Welch, Mayor

Commission Agenda
Item

MEETING DATE: July 27, 2026
SUBJECT: Appointment to the Education Task Force (ETF)
PREPARED BY: LeAnne Williams
RECOMMENDED ACTION:
Appoint applicant to the Education Task Force for a three-year term expiring July 24, 2029.

Summary

The Education Task Force (ETF) is a five-member board of the City Commission, with a regular three-year term of office. The primary purpose of the ETF is to serve the City Commission by recommending policies, procedures, and suggestions to improve the quality of childhood education in the City, including cooperation with all public, private, and charter schools and early childhood centers that offer preschool, daycare, or Head Start.

There are three (3) seats vacant: one resignation and two terms expiring on July 24, 2026. The City advertised for applications in Alachua County Today on June 25, 2026, and July 02, 2026. Notices of the vacancy were also posted on community bulletin boards and the City's website.

The City received one (1) application.

Travis White

The applicant has been advised that the Commission will consider the item and has been invited to attend the meeting. I will call him to speak, should you wish to hear from him.

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

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. APP.WHITE
2. RESIGNATION.REIDWAY
3. ETF.Ballot
4. Ad.ETF.ACT

APPLICATION FOR EDUCATIONAL TASK FORCE MEMBERSHIP

Name: Travis White Date: 6/18/26

Physical Address: 7519 NW 127th Pl. Alachua, FL. 32615

Mailing Address: ↑ Same as above ↑

Email Address: trexsoccer@yahoo.com

Phone (Daytime): (386)-266-8652

Alternate Phone: N/A

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

Briefly state why you want to be a member of the Educational Task Force: I have been fortunate enough to serve as the Vice-chair for the Educational Task Force since it's inception. I believe that there is a lot of work for the ETF to continue doing and I'd be honored to be chosen to continue serving the Community as a Member of the ETF. I was elated to find out that my transfer to teach at Alachua Elementary was accepted; and I feel I'll be better able to serve and help the Good Life Community.

Applicant's Signature: Travis White

Please return this application to the City Clerk's Office located at City Hall, 15100 NW 142nd Terrace, or mail the application to:

City of Alachua
ATTN: City Manager's Office
P.O. Box 9
Alachua, FL 32616

From: David Wisener
To: LeAnne Williams
Subject: FW: Resignation from the Educational Task Force
Date: Monday, July 13, 2026 10:14:23 AM
Attachments: image001.png

DAVID WISENER
Economic Development Manager
386.418.6203
dwisener@cityofalachua.org
www.cityofalachua.org

From: Ryan Reidway <reidwayra@alachuaschools.net>
Sent: Thursday, May 28, 2026 10:17 AM
To: David Wisener <da_wisener@cityofalachua.org>
Subject: Resignation from the Educational Task Force

Dear Mr. Wisener,

I hope this message finds you well. I am writing to formally notify you that I will be stepping down from the Educational Task Force of the City of Alachua.

I am truly grateful for the opportunity to serve alongside such dedicated individuals and to contribute to the important work of supporting education within our community. It has been a rewarding experience, and I sincerely appreciate the trust and support extended to me during my time on the task force.

At this time, increasing family obligations and commitments at work are preventing me from being able to devote the time and energy necessary to serve in the capacity the role deserves. After careful consideration, I believe it is in the best interest of the task force for me to step aside.

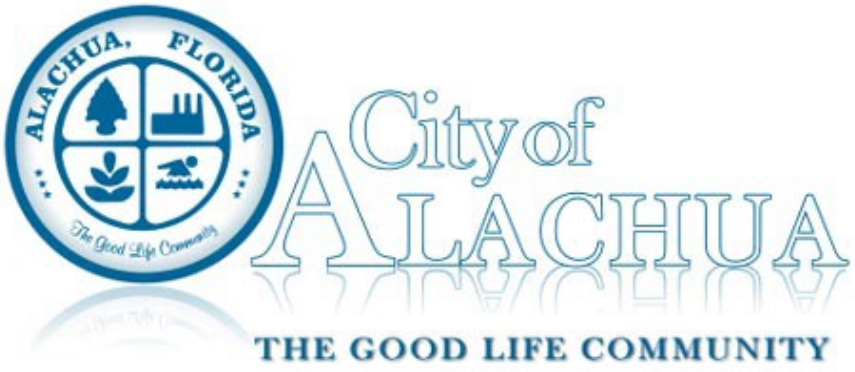
Thank you again for the opportunity to be a part of this organization. I wish the Educational Task Force continued success in its future initiatives and efforts.

Sincerely,

Ryan Reidway

Please note: Due to Florida's broad public records law, most written communications regarding ACPS business are public records. Therefore, this e-mail communication may be subject to public disclosure. Also, information contained in this

message may be part of an educational record and protected by the Family Educational Rights and Privacy Act of 1974. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or other use of the contents of this message is prohibited. If you have received this message in error, please notify me.



Education Task Force Ballot

Please vote yes or no.

_____ Travis White

_____July 27, 2026

Signature

City of ALACHUA

CITY OF ALACHUA TASK FORCE VACANCY

Education Task Force

The Alachua City Commission is accepting applications for three (3) vacancies on its Educational Task Force. The appointments will be for three-year terms. A minimum of three (3) members must reside in the City of Alachua, and two (2) members may reside in the greater Alachua area. Interested applicants must be willing to attend meetings regularly, as determined by the Task Force, and have a keen interest in children's education.

To apply, you can obtain an application and information from our website at www.cityofalachua.com or contact the City of Alachua at (386) 418-6100 to request a copy. The City must receive applications on or before July 16, 2026, for consideration. You may send your application to Economic Development Manager David Wisener, P.O. Box 9, Alachua, FL 32616, or drop it off at City Hall, located at 15100 NW 142 Terrace.

(Published: Alachua County Today - June 25, 2026 and July 02, 2026)

NOTICE OF ELECTION AND

2025 A

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Commission Agenda
Item

MEETING DATE: July 27, 2026
SUBJECT: 2026-2027 City Commission Board and Committee Assignments
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Discuss and approve the Commission Committee Assignments.

Summary

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

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

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

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

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

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

COMMISSION COMMITTEE ASSIGNMENTS
MAY 2026 THROUGH MAY 2027

AFFORDABLE HOUSING

DELEGATE: COMMISSIONER JACKSON YOUMAS
ALTERNATE: COMMISSIONER JACOB FLETCHER

ALACHUA CHAMBER OF COMMERCE

DELEGATE: MAYOR WALTER WELCH
ALTERNATE: COMMISSIONER JACKSON YOUMAS

ALACHUA COUNTY LEAGUE OF CITIES

DELEGATE: MAYOR WALTER WELCH
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

CITIZENS ADVISORY TASK FORCE

DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: COMMISSIONER JACOB FLETCHER

COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD

DELEGATE: COMMISSIONER JACKSON YOUMAS
ALTERNATE: MAYOR WALTER WELCH

EDUCATIONAL TASK FORCE

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

ELECTED OFFICIALS GROUP FOR SCHOOL FACILITY PLANNING

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

FLORIDA LEAGUE OF CITIES

DELEGATE: MAYOR WALTER WELCH
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

FLORIDA MUNICIPAL POWER ASSOCIATION

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

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

DELEGATE: COMMISSIONER JACOB FLETCHER
ALTERNATE: COMMISSIONER JACKSON YOUMAS

OPIOID TASK FORCE

DELEGATE: VICE MAYOR JENNIFER RINGERSEN
ALTERNATE: COMMISSIONER JACOB FLETCHER

PARKS & RECREATION ADVISORY BOARD

DELEGATE: COMMISSIONER JACOB FLETCHER
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

SENIOR RESOURCES ADVISORY BOARD

DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: COMMISSIONER JACOB FLETCHER

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

DELEGATE: COMMISSIONER JACOB FLETCHER
ALTERNATE: COMMISSIONER JACKSON YOUMAS

YOUTH ADVISORY COUNCIL

DELEGATE: COMMISSIONER JACKSON YOUMAS
ALTERNATE: VICE MAYOR JENNIFER RINGERSEN

Duties of the Commissioner:

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

Commission Committee Assignments:

AFFORDABLE HOUSING

DELEGATE: COMMISSIONER JACKSON YOUMAS
ALTERNATE: COMMISSIONER JACOB FLETCHER

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

Meeting Frequency: Monthly, every third Wednesday at 1:00 p.m.

ALACHUA CHAMBER OF COMMERCE

DELEGATE: MAYOR WALTER WELCH
ALTERNATE: COMMISSIONER JACKSON YOUMAS

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

Meeting Frequency: The first Tuesday of the month; 12:00 p.m. to 1:00 p.m.

ALACHUA COUNTY LEAGUE OF CITIES
DELEGATE: MAYOR WALTER WELCH
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

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

Meeting Frequency: Every other month on the fourth Tuesday of the month

CITIZENS ADVISORY TASK FORCE
DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: COMMISSIONER JACOB FLETCHER

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

Meeting Frequency: Semiannually or as needed

COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
DELEGATE: COMMISSIONER JACKSON YOUMAS
ALTERNATE: MAYOR WALTER WELCH

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

Meeting Frequency: Bimonthly, the third Monday of the month at 3:00 p.m.

EDUCATIONAL TASK FORCE

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

Purpose of the Board:
The purpose of the Education Task Force is to serve in an advisory role to the City Commission by recommending policies, procedures, and suggestions for improving the quality of childhood education in the City, including cooperation with all public, private, and charter schools, and early childhood centers that offer preschool, daycare or Head Start.

Meeting Frequency: Bimonthly or as needed

ELECTED OFFICIALS GROUP FOR SCHOOL FACILITY PLANNING

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

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

Meeting Frequency: Semiannually or as needed

FLORIDA LEAGUE OF CITIES

DELEGATE: MAYOR WALTER WELCH
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

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

Meeting Frequency: Annual Business Meeting in August

Florida Municipal Electric Association
DELEGATE: VICE MAYOR JENNIFER RINGERSEN
ALTERNATE: PUBLIC SERVICES DIRECTOR
SECOND ALTERNATE: CITY MANAGER RODOLFO VALLADARES

Purpose of the Board:
To establish clear guidance and actively oversee the strategic direction of the Florida Municipal Electric Association's process, ensuring that it aligns with organizational goals and effectively identifies potential risks.

Meeting Frequency: Three times a year: during Legislative Season, August, and December.

North Central Florida Regional Planning Council
DELEGATE: COMMISSIONER JACOB FLETCHER
ALTERNATE: COMMISSIONER JACKSON YOUMAS

Purpose of the Board:
To foster regional cooperation, coordinate growth management, promote economic development, and provide technical assistance to local governments across the 13-member counties.

Meeting Frequency: The last Thursday of the month at 7:00 P.M.

OPIOID TASK FORCE
DELEGATE: VICE MAYOR JENNIFER RINGERSEN
ALTERNATE: COMMISSIONER JACOB FLETCHER

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

Meeting Frequency: As needed

PARKS & RECREATION ADVISORY BOARD
DELEGATE: COMMISSIONER JACOB FLETCHER
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

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

Meeting Frequency: Quarterly on the fourth Wednesday of March, June, September, and December at 6:00 P.M.

SENIOR RESOURCES ADVISORY BOARD

DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: COMMISSIONER JACOB FLETCHER

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

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

Meeting Frequency: Quarterly, TBD

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

DELEGATE: COMMISSIONER JACOB FLETCHER
ALTERNATE: COMMISSIONER JACKSON YOUMAS

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

Meeting Frequency: Monthly; the second Tuesday of the month at 9:00 A.M.

YOUTH ADVISORY COUNCIL

DELEGATE: COMMISSIONER JACKSON YOUMAS
ALTERNATE: VICE MAYOR JENNIFER RINGERSEN

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

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

Meeting Frequency: Monthly; the last Tuesday of the month at 5:30 P.M.

Commission Agenda **Item**

MEETING DATE: July 27, 2026

SUBJECT: Ordinance 26-10: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Quasi-Judicial Hearing; First Reading).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-10 upon first reading and (2) schedule second and final reading of Ordinance 26-10 for August 24, 2026.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehenisve Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-10 upon first reading and (2) schedule second and final reading of Ordinance 26-10 for August 24, 2026.*

Summary

This application is a request by eda consultants, inc. (Agent) and NV5, Inc. (Agent) together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) for consideration of a site-specific amendment to the Official Zoning Atlas (rezoning). The proposed rezoning would change the zone district from Community Commercial (CC), Commercial Intensive (CI), and Planned Development –

Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182.00-acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002).

The Applicant has submitted a companion application for a small-scale Comprehensive Plan amendment, which proposes to amend the future land use categories from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre portion of the subject property.

Existing Zone Districts

Section 3.5.2(C) of the City's Land Development Regulations (LDRs) establishes the CC zone district with the purpose to "provide lands for business uses that provide goods and services to residents of the entire community." Uses typically consist of retail sales and services, offices, visitor accommodations, and eating establishments; however, the CC zone district is a mixed-use zone district and permits a limited number of residential uses. The maximum floor area ration (FAR) is 1.25 for parcels one-acre or less in size and the maximum density is 15 dwelling units per acre (DUA).

The CI zone district is established by Section 3.5.2(E) of the City's LDRs with the purpose to "provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location." Uses typically consist of regional retail sales and services, auto-oriented uses, visitor accommodations, and eating establishments. Higher density residential uses and affordable housing may be developed in conjunction with non-residential uses at a maximum density of 15 DUA. The maximum FAR is 1.25 for parcels one-acre or less in size.

Section 3.6.1(A) of the City's LDRs establishes the general purposes of all planned development districts, with Section 3.6.1(B)(1) establishing the specific purpose of the PD-R district to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space." The existing PD-R district is known as the Farmlands PD and currently permits an aggregate of 275 dwelling units (3.16 DUA) and 4,000 square feet of non-residential floor area for use of an amenity center.

Proposed Zone Districts

The proposed rezoning would retain a portion of the existing PD-R district; however, the total number of dwelling units permitted would be reduced to 203 dwelling units (1.66 DUA). The remainder of the subject property would be rezoned to PD-COMM.

Section 3.6.1(B)(4) of the City's LDRs establishes the specific purpose of the PD-COMM district to "provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses." The proposed PD-COMM district would function in conjunction with the PD-R district to provide a mix of compatible uses in close proximity to each other while retaining distinct use areas and characteristics. The proposed PD-COMM district would permit an aggregate of 0 DUA and up to 450,000 square feet of non-residential floor area (0.17 FAR).

Figure 4 shows the proposed PD Master Plan, which is divided into three development areas. Development Area "A" (± 48.00-acres) is principally the commercial use area. Development Area "B" (± 81.00-acres) is principally the residential use area. Development Area "C" (± 53.00-acres), also referred to as common area/stormwater/open space, is principally the location of buffers, necessary infrastructure such as stormwater management facilities, open space, a community center, etc.

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

On May 4, 2026, the City Commission deferred the hearing of Ordinance 26-10 to a date certain of June 8, 2026.

On June 8, 2026, the City Commission deferred the hearing of Ordinance 26-10 to a date certain of June 22, 2026.

On June 22, 2026, the City Commission continued the hearing of Ordinance 26-10 to a date certain of July 27, 2026.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-10
2. Staff Report
3. Draft PD Agreement
4. PD Master Plan

5. Application Materials
6. Written Public Comment Thru_2026_07_20
7. Public Notice Materials
8. Carson J. Crockett, AICP - Resume on File

ORDINANCE 26-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas ("Amendment") as further described herein has been filed with the City (the "Amendment") by eda consultants, inc. ("Agent") and NV5. Inc. ("Agent") (together as the "Applicant") on behalf of AYLA, LLC; First Coast Road Rangers, LLC; Jack's Small Engine Repair LLC, and JTFA LLC (together as the "Property Owners"); and,

WHEREAS, the Property Owners desire to obtain approval for a Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") in the City, together known as the Farmlands Planned Development ("Project"); and,

WHEREAS, the Property Owners wish to construct the Project, consisting of a maximum of 203 residential dwelling units and a maximum of 454,000 square feet of non-residential floor area on the subject property, the legal description of which is attached hereto as Exhibit "A" and is referred to as the "Property"; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the Amendment on April 21, 2026, by the City of Alachua Planning and Zoning Board ("PZB"), and the PZB reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the PZB at duly advertised quasi-judicial public hearings on June 22, 2026, (which was later continued to July 27, 2026), and _____, 2026, and provided for and received public participation at both public hearings; and,

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Planned Development Ordinance ("PD Ordinance") that is hereby adopted and incorporated as findings that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan.
3. The Amendment is in compliance with the City of Alachua Land Development Regulations.
4. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Community Commercial ("CC"), Commercial Intensive ("CI"), and PD-R to PD-R and PD-COMM for the Property in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" and attached hereto and incorporated herein.

Section 3. Planned Development Master Plan and Planned Development Agreement

The Planned Development Master Plan ("PD Master Plan" found in Exhibit "C" and the Planned Development Agreement ("PD Agreement") found in Exhibit "D" of this PD Ordinance are hereby approved and adopted concurrent with the approval of this PD Ordinance for a period of 10 years from the date of final approval by the City Commission.

Section 4. Development Parameters

These development parameters shall apply to any development proposed within the PD-R or PD-COMM zone districts as adopted by Section 2 of this PD Ordinance and as described by Exhibits "A" and "B".

1. The development shall consist of non-residential and residential uses and be developed in up to five phases. The location of each phase shall be designed in a manner that will create a logical and functional development and infrastructure pattern. More specifically, phasing shall generally occur from north to south with boundaries for each phase determined by access and utility infrastructure. This PD Ordinance and the PD Agreement found in Exhibit "D" shall be valid for a period of no more than 10 years from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance.
2. The development shall consist of uses including single-family detached, uses consistent with the PD-COMM zoning district, and common areas as shown on the PD Master Plan found in Exhibit "C". The density, intensity, allowable uses, and acreage, where applicable, for each development area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses [1]	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' 0 DUA 0.22 FAR	All allowed uses within the PD-COMM district as shown in Table 4.1-1, Table of Allowed Uses, of the City's Land Development Regulations, including, but not limited to: • Child care center; • School;	0 dwelling units 450,000 square feet non-residential	± 48	± 27%

Maximum Development Area & Density/ Intensity	Allowable Uses [1]	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' (Continued)	• Post office; • Assisted living facility; • Restaurant, indoor seating only; • Restaurant, with outdoor seating; • Restaurant, with drive-through or drive-in service; • Specialty eating establishment; • Offices; • Bar, nightclub, or cocktail lounge; • Drug store or pharmacy (stand alone); • Entertainment establishment; • Financial institution; • Personal services establishment; • Sales establishment; • Large-scale retail establishments; • Microbrewery; and, • Hotel or motel.			
Development Area 'B' 2.5 DUA 0.00 FAR	• Dwelling, single-family detached.	203 dwelling units 0 square feet non-residential	± 81	± 44%

Maximum Development Area & Density/ Intensity	Allowable Uses [1]	Maximum Potential Development	Acres	Percentage of PD

Development Area 'C'
 	
(Common Area/Stormwater/ Open Space)
 	
0 DUA
 	
<0.01 FAR
	• Active & passive use areas:
	  • Trails;
	  • Parks;
	  • Playgrounds;
	  • Clubhouse & pool;
	• Landscaped areas;
	• Utility easements; and,
	• Stormwater management facilities.
		0 dwelling units
		
		4,000 square feet
			± 10.4	± 10%

1. Utilities and supportive infrastructure improvements, including but not limited to potable water, sanitary sewer, gas, and electric are permitted in all land use areas.				

3. The dimensional standards for the allowable uses, where applicable, for the Project are as follows:

Allowable Use	Min. Lot Area (Sq. Ft.)	Min. Lot Width (Ft.)	Max. Lot Coverage	Min. Setbacks (Ft.)			Max. Height
				Front	Side	Rear	
PD-R [1]							
Yellow (Minimum Lot Size ½ Acre)	21,780	85	40%	20	7.5	15	65
Orange (Minimum Lot Size 1/3 Acre)	14,520	70	40%	20	7.5	15	65
All Other Uses [2]	10,000	50	40%	20	7.5	15	65
PD-COMM							
All Other Uses [2]	0	0	80% (aggregate total in PD-COMM)	20	0	20	65
1. In the PD-R Areas, setbacks and dimensional standards apply only to individual platted lots and all building separation requirements specified in the Florida Building Code are applicable. 2. More active recreation uses such as playgrounds, picnic areas, pavilions & gazebos are only permitted in open space areas that are located in the center/interior of the project. Clubhouse/amenity center and any associated parking or outdoor component (such as playground, pool, or pool deck) shall be setback from NW 188th street right-of-way a minimum of 250'.							

4. A final PD plan shall consist of a site plan and/or preliminary plat. Application for a final PD plan must be submitted to the City within 12-months of from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the 12-month period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to this PD Ordinance.

5. A final PD plan for development on the Property shall be consistent with the City of Alachua Comprehensive Plan, the City's Land Development Regulations, approved PD Master Plan, PD Agreement, and this PD Ordinance, and includes the following requirements:

    a. General Requirements:

        i. The Property Owners, their successors and/or assigns, shall be responsible for the provision of infrastructure for the project. This shall include all on-site and off-site improvements, including transportation system or utility improvements, deemed necessary to support the development by the City in the City's sole discretion. Off-site improvements deemed necessary to support the development by the City in the City's sole discretion shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations in existence at the time the development requiring the infrastructure is proposed and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If off-site improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for off-site improvements will be provided by traffic study data, reports, or other infrastructure analysis that identify proportional impacts from the proposed development. The data and analysis will be provided by the Property Owners, their successors and/or assigns, and reviewed by the City. The Property Owners, their successors and/or assigns, shall pay for any consultants or experts the City deems necessary to review the data and analysis provided.

        ii. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association in compliance with Section 7.7 of the City's Land Development Regulations. The property owners' association shall have the responsibility of maintenance of all common areas. In the event common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3, and 7.8.1 of the City's Land Development Regulations are not owned by a property owners' association, such areas shall be burdened by an easement that requires a property owners' association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

        iii. The Property Owners, their successors and/or assigns, shall submit a utility system plan as part of the construction plans for the proposed site plan or preliminary plat.

        iv. Utilities shall be extended throughout the Project within areas designated as public rights-of-way to the maximum extent practicable. Utility infrastructure which must run outside a public right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

        v. A final PD plan shall include the exact number of residential dwelling units and non-residential floor area, as well as precise information regarding the layout of open space, traffic and pedestrian circulation, and stormwater management.

vi. No construction vehicles shall access the subject property from NW 188th Street during development of the property. Furthermore:

1. Construction activities shall only occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday and between the hours of 9:00 AM and 7:00 PM, Saturday and Sunday; and,

2. Dust and debris from construction activities shall be minimized as to not spread dust and debris off-site. This may include, but is not limited to, dust control achieved through water trucks, removal of mud/soil from vehicle tires before exiting the site, and street cleaning.

b. Transportation Requirements:

i. The ingress/egress points to the Property shall be located as depicted on the approved PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's Land Development Regulations, the City's Design and Construction Requirements (latest edition at the time of review of site plan or construction plans), standards of the Florida Department of Transportation (FDOT) and Alachua County where applicable, and the approved PD Master Plan.

ii. Roadway shifts of less than 100 feet (measured centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3(D)(8) of the City's Land Development Regulations.

iii. The design of proposed roadways shall be reviewed and approved as part of construction plans submitted for the subdivision review process, as further described in Section 2.4.10 of the City's Land Development Regulations, or site plan review or infrastructure plan review process, as further described in Section 2.4.9 of the City's Land Development Regulations.

iv. A phase 2 traffic impact analysis ("TIA") shall be provided at time of submission of any final PD plan application. Additionally, a traffic signal timing study shall be conducted for the entirety of the US 441 corridor within the City of Alachua municipal limits at the cost of the Applicant, and be provided at time of submission of any final PD plan application as necessary to ensure the level of service of transportation systems is maintained. This requirement shall not reserve concurrency nor preclude the City from, in its sole discretion, requiring additional measures to ensure the level of service is maintained if adjusted signal timings and other Transportation System Management (TSM) strategies are insufficient in maintaining the level of service.

v. The ingress/egress point to the Property located on NW 188th Street shall be designated as emergency access only, but shall be paved and designed to have a minimum paved width of 24' and shall be dedicated as right-of-way or have an easement provided. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar material. An ungated pedestrian access may be provided granted it is designed to not be accessible by vehicular traffic.

c. Pedestrian and Street Improvements:

i. The Property Owners, their successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Article 7 and any other pertinent section of the City's Land Development Regulations, subject to the following:

1. Block lengths may exceed 600-feet in length. Block lengths greater than 600' in length shall include a minimum 20-foot-wide easement for a pedestrian way through the block. In no case shall block lengths exceed 1,000-feet.

2. Traffic calming measures shall be used to connect mid-block cuts with each other or other elements of the pedestrian circulation network and may include raised pedestrian crossings, change in materials, bulb-outs, or other similar measures approved by the City in its sole discretion. These pedestrian ways shall be privately maintained, unless a separate agreement is made between the Property Owners, their successors and/or assigns, and the City of Alachua Public Services Department.

3. Any easement intended for pedestrian access through a block shall be improved with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material.

4. In no instance shall a block length or length of travel through an easement exceed 900 feet.

ii. A minimum 5-foot-wide sidewalk shall be provided on both sides of all public streets.

iii. A minimum 8-foot-wide multi-use path shall be provided along the former seaboard right-of-way as depicted on the PD Master Plan. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

iv. The bicycle/pedestrian connection between Development Area 'A' and Development Area 'B' shall consist of an easement a minimum of 20-feet in width with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

d. Off-Street Parking and Loading Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review.

ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed parking for the outparcel(s) retail services/business will be per the City of Alachua Land Development Regulations (LDRs). The proposed parking for the shopping center retail services will be as follows: 1 space per 305 SF of gross floor area; maximum=125% of minimum. Shopping center is a unified commercial development containing three or more business establishments, including but not limited to general merchandise stores, retail stores, restaurants, grocery stores, specialty sales establishments, and services users.

2. Bicycle parking will be provided at a rate of 1 bicycle parking spaces per 5,000 SF of gross floor area. Location of bicycle parking shall be located within 50 to 100' of primary building entrances as practical, placed outside of vehicular aisles and walkways with a bike rack that allows locking of the frame and wheel. The location will be distributed through the retail site and outparcels. Final location will be shown on the design plans. A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

e. Signage Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review.

ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. Wall signage shall be in accordance with Section 6.5.4(C)(3), except that in the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises in an amount not to exceed 10% of the respective portion of the building elevation.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

f. Electric System Requirements:

i. The Property Owners, their successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provide as necessary to serve the Project.

g. Potable Water and Wastewater System Requirements:

i. The Property Owners, their successors and or/assigns, shall be responsible for all costs associated with connection to the City's potable water and wastewater systems as necessary to serve the project.

ii. No new wells will be allowed in the Project. No new sceptic or other self-contained waste water systems will be allowed in the Project. All development within the Project will be required to connect to the City's potable water and wastewater systems.

iii. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, the Florida Building Code, and Chapter 633, Florida Statutes.

iv. The locations of proposed lift stations are approximate as depicted in the PD Utility Plan as part of the approved PD Master Plan. The applicant will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department; however, the location of future lift stations shall be generally consistent with the PD Utility Plan.

h. Landscape and Open Space Requirements

i. The Property Owners, their successors and/or assigns, shall submit a landscaping and buffering plan as part of any final PD plan.

ii. All final PD plans in the PD-R shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review.

iii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed PD Master Plan shows the proposed perimeter buffers for the PD-COMM. For the outparcel(s) a minimum 5' landscape buffer strip is required on lot sides as they are created.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

iv. The Property Owners, their successors and/or assigns, shall submit an open space plan as part of any final PD plan. The open space plan shall meet the minimum requirements established by Section 6.7 of the City's Land Development Regulations in effect at time of review.

i. Stormwater and Environmental Requirements:

i. The Property Owners, their successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's Land Development Regulations must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

ii. Any final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Evaluations may include the requirement of conducting electric resistivity tests, ground penetrating radar, and/or additional soil borings in the City's sole discretion. The Property Owner's, their successors and/or assigns, shall be responsible for furnishing the cost of the additional evaluations and the City's expert.

iii. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the stormwater system design in high aquifer recharge areas.

iv. The Property Owners, their successors and/or assigns, shall provide a listed species and habitat survey as part of any final PD plan for the Project, including a 100% gopher tortoise and burrowing owl survey. Standard measures of protection for eastern indigo snakes are required, if documented. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, state, or federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

v. If any wetlands are identified on the Property, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and shall grant conservation easements or other appropriate mechanisms, as determined by the City, to protect wetland areas. Any submitted wetland delineations shall be acceptable to the City for a period of no more than three years from the original date of delineation.

vi. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the eradication of invasive exotic plant species.

vii. The Property Owners, or their successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property. Thereafter, the Owner, or their successors and/or assigns, shall assure long-term implementation of an exotic plants management approved with a final development order and which shall be included in covenants and restrictions to be implemented by a property owner's association in conformance with Section 7.7 of the City's Land Development Regulations or other mechanism acceptable to the City.

viii. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

ix. Regulated trees shall be surveyed and location identified during the design of any final PD plan in order to preserve existing trees to the greatest extent practicable. The PD Master Plan may be slightly adjusted to allow for flexibility in road and lot configuration for the express purposed of preserving on-site canopy areas which will enhance the Project by providing shaded green spaces and buffers.

6. The Property Owners, their successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, the Florida Department of Transportation, and any other local, state, or federal agency before the commencement of any development on the Property for the Project.

7. The development parameters defined herein do not inordinately burden the Property Owners, their successors and/or assigns, or the development of the Property or the Project.

8. The rezoning of the Property and adoption of this PD Ordinance do not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

9. The adoption of this PD Ordinance does not guarantee the approval of any development permits, including, but not limited to, preliminary plats, construction plans, final plats, infrastructure plans, or site plans for the Project, or for any section thereof, for the Property Owners, their successor and/or assigns.

10. All development, including, but not limited to, any final PD plan for the Project shall be governed by the laws, regulations, comprehensive plan, and ordinances in effect at the time of the specific proposed development and not as of the date of this ordinance.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed. More specifically, Ordinance 22-07 (which established the original NW 188th Street/US 441 Planned Development) and any NW 188th Street/US 441 Planned Development PD Master Plan, PD Agreement, or Planned Development governing document is hereby repealed in its entirety and superseded by this PD Ordinance and the PD Master Plan and PD Agreement adopted by Section 3 of this PD Ordinance.

Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

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

PASSED on first reading on the 27th day of July, 2026.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51'13" EAST, 868.58 FEET); THENCE NORTH 88°41'22" EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14'37" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR: Planned Development – Commercial ("PD-COMM")

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG

THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

EXHIBIT "B"

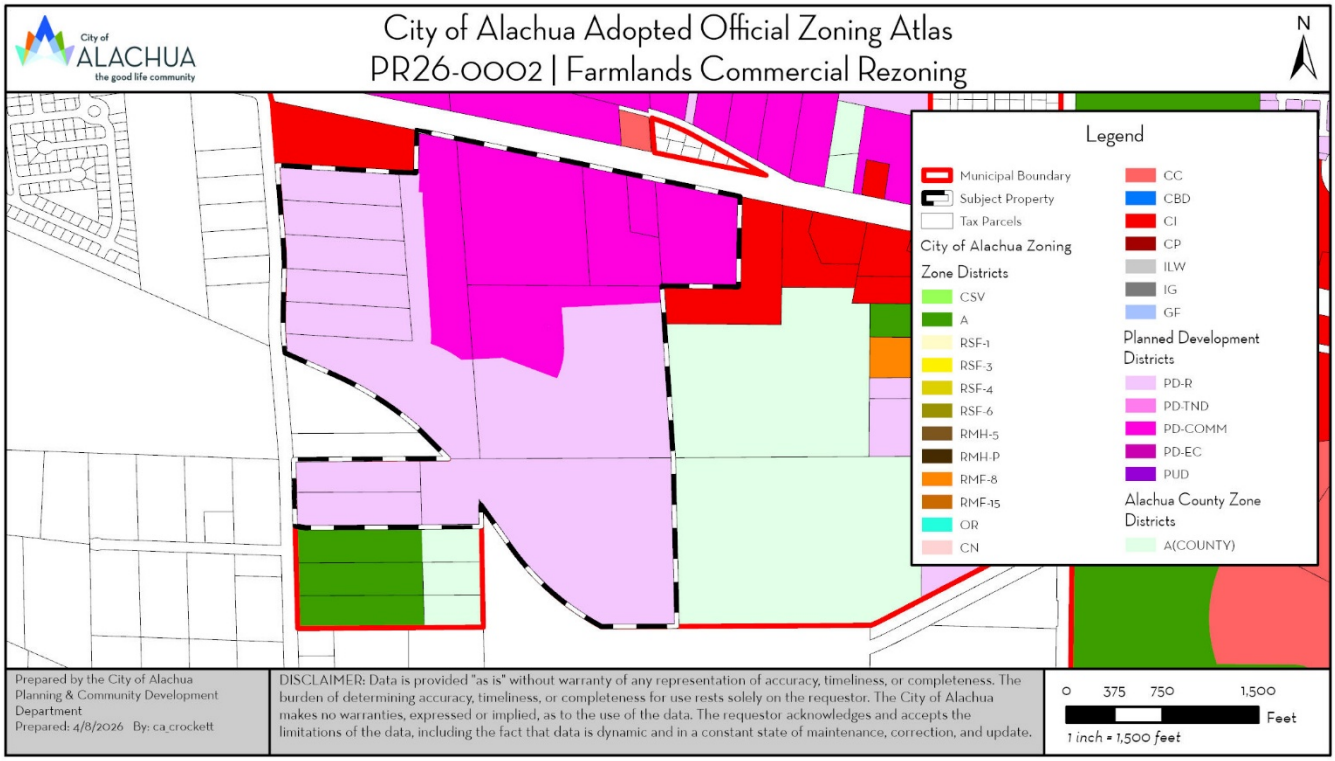
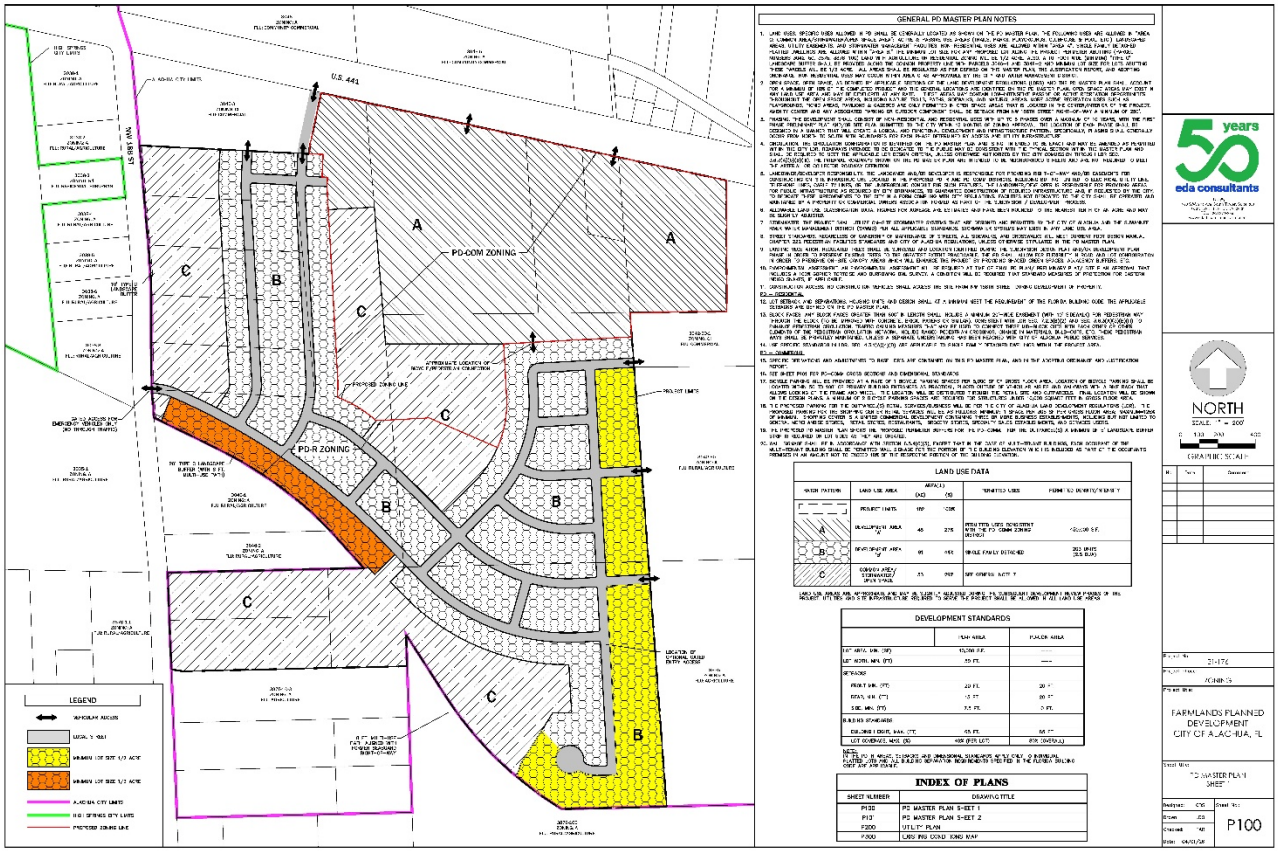
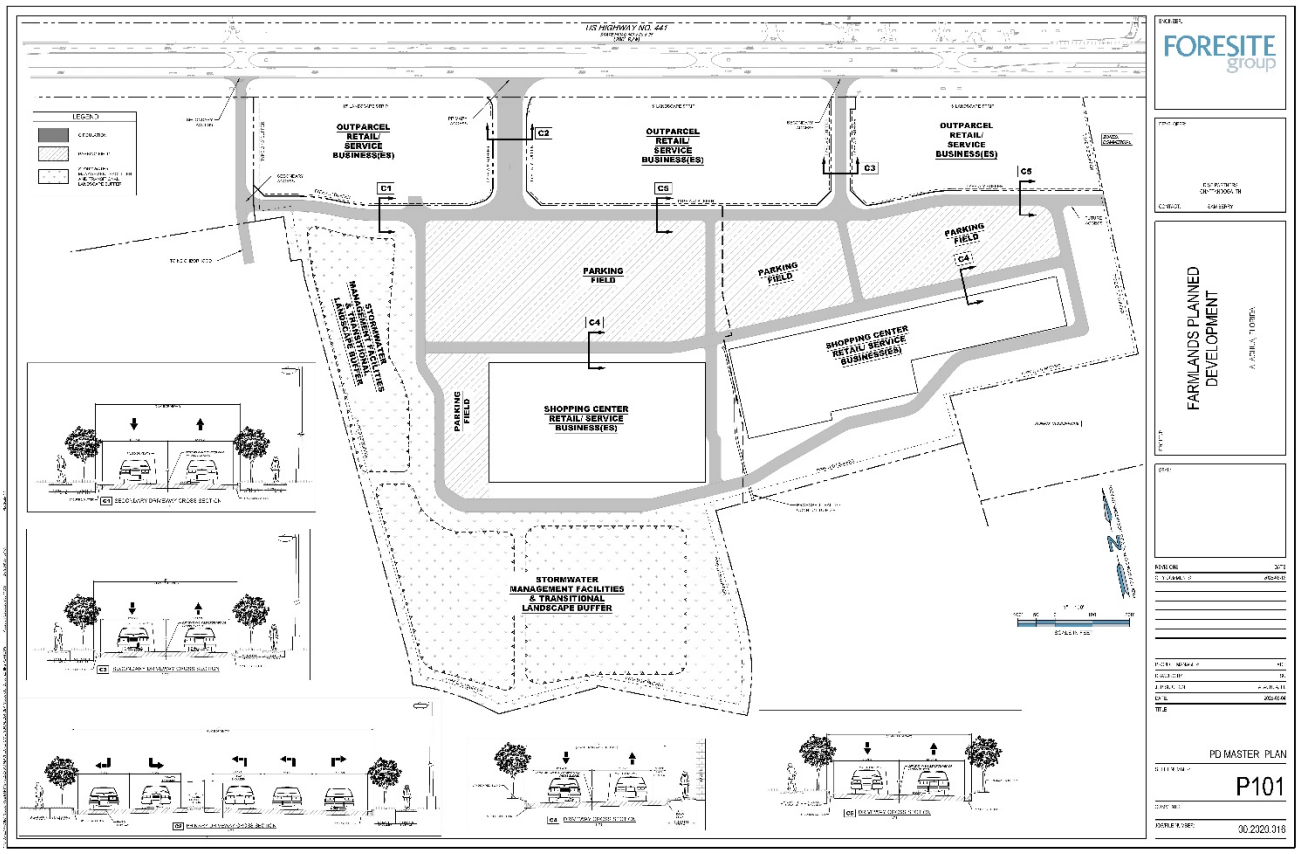
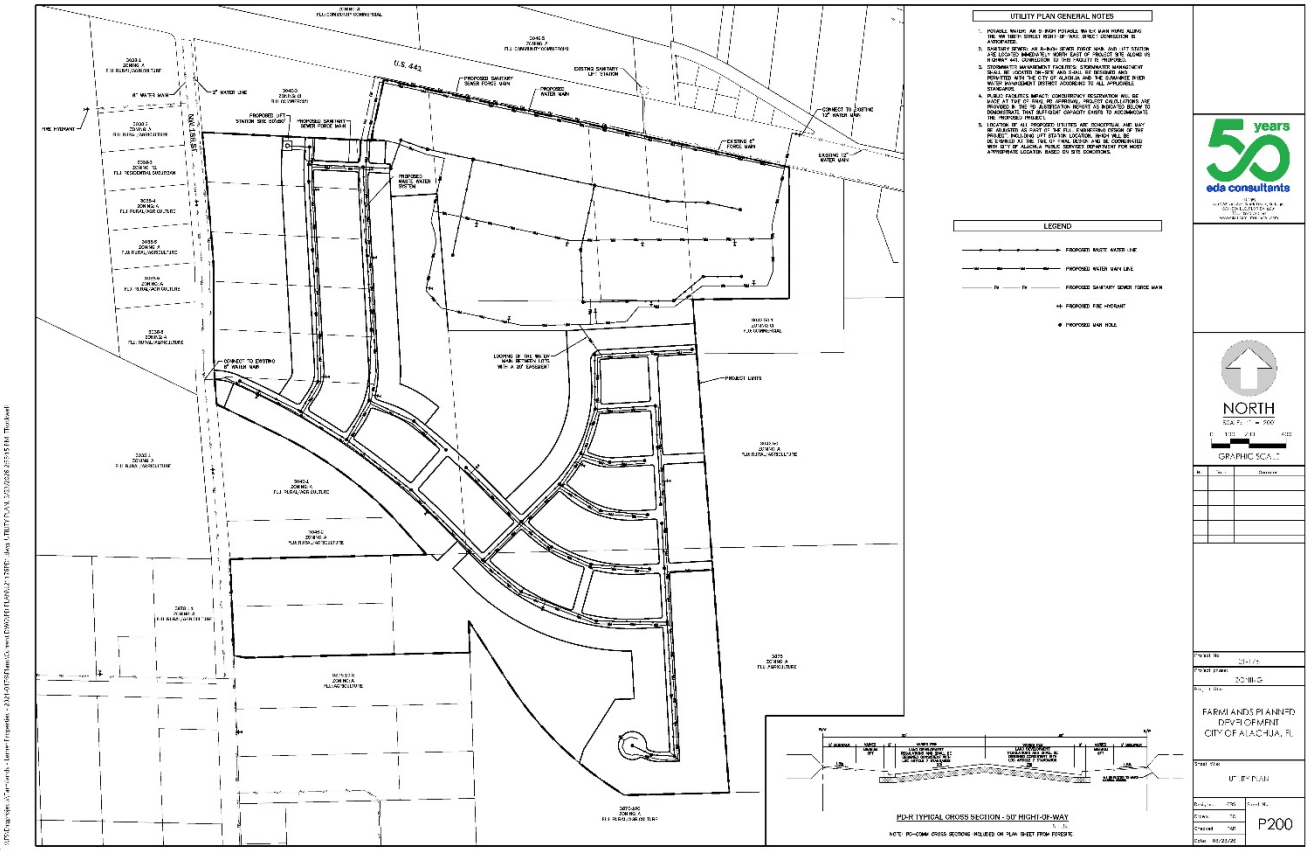

City of ALACHUA
the good life community
City of Alachua Adopted Official Zoning Atlas
PR26-0002 | Farmlands Commercial Rezoning
N
Legend
Municipal Boundary
Subject Property
Tax Parcels
City of Alachua Zoning Zone Districts
CSV
A
RSF-1
RSF-3
RSF-4
RSF-6
RMH-5
RMH-P
RMF-8
RMF-15
OR
CN
CC
CBD
CI
CP
ILW
IG
GF
Planned Development Districts
PD-R
PD-TND
PD-COMM
PD-EC
PUD
Alachua County Zone Districts
A(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 4/8/2026 By: ca_crockett
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
0 375 750 1,500
Feet
1 inch = 1,500 feet

EXHIBIT "C"


GENERAL PD MASTER PLAN NOTES
LAND USE DATA
DEVELOPMENT STANDARDS
INDEX OF PLANS
PD-COM ZONING
PD-R ZONING
LEGEND
NORTH
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
P100


US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
C1
C2
C3
C4
C5
C6
PARKING FIELD
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
PD MASTER PLAN
P101


UTILITY PLAN GENERAL NOTES
LEGEND
NORTH
GRAPHIC SCALE
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
P200
eda consultants
50 years

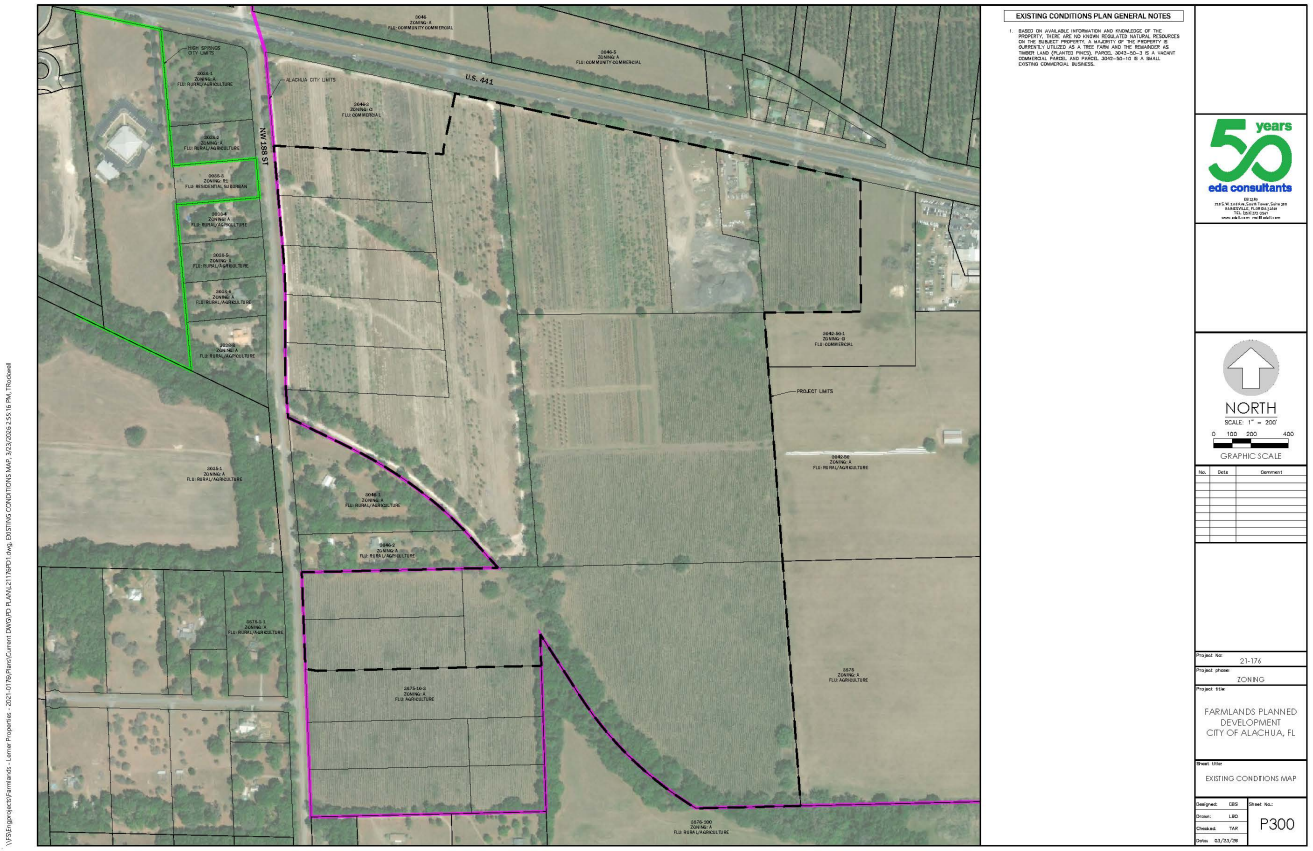

EXISTING CONDITIONS PLAN GENERAL NOTES
U.S. 441
NW 188 ST
ALACHUA CITY LIMITS
PROJECT LIMITS
NORTH
SCALE: 1" = 200'
GRAPHIC SCALE
0 100 200 400
50 years
eda consultants
21-176
ZONING
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
EXISTING CONDITIONS MAP
P300

EXHIBIT "D"

EXECUTED PD AGREEMENT
INCOPROATED BY REFERENCE

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: April 21, 2026
Quasi-Judicial Hearing **Application #: PR26-0001**

SUBJECT:	A request to amend the Official Zoning Atlas from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM).
APPLICANT/AGENT:	eda consultants, inc. NV5, Inc.
PROPERTY OWNER:	AYLA LLC First Coast Road Rangers LLC Jack's Small Engine Repair LLC JTFA LLC
LOCATION:	Generally located at 16650 NW US Highway 441
PARCEL ID NUMBER:	03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002
FLUM DESIGNATION:	Low Density Residential; Moderate Density Residential; Community Commercial
ZONING:	Community Commercial (CC); Commercial Intensive (CI); Planned Development – Residential (PD-R)
OVERLAY:	N/A
ACREAGE:	± 182.00
PROJECT PLANNER:	Carson J. Crockett, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by eda consultants, inc. (Agent) and NV5, Inc. (Agent) together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) for consideration of a site-specific amendment to the Official Zoning Atlas (rezoning). The proposed rezoning would change the zone district from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182.00-acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002).

The Applicant has submitted a companion application for a small-scale Comprehensive Plan amendment, which proposes to amend the future land use categories from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre portion of the subject property.

Existing Zone Districts

Section 3.5.2(C) of the City's Land Development Regulations (LDRs) establishes the CC zone district with the purpose to "provide lands for business uses that provide goods and services to residents of the entire community." Uses typically consist of retail sales and services, offices, visitor accommodations, and eating establishments; however, the CC zone district is a mixed-use zone district and permits a limited number of residential uses. The maximum floor area ration (FAR) is 1.25 for parcels one-acre or less in size and the maximum density is 15 dwelling units per acre (DUA).

The CI zone district is established by Section 3.5.2(E) of the City's LDRs with the purpose to "provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location." Uses typically consist of regional retail sales and services, auto-oriented uses, visitor accommodations, and eating establishments. Higher density residential uses and affordable housing may be developed in conjunction with non-residential uses at a maximum density of 15 DUA. The maximum FAR is 1.25 for parcels one-acre or less in size.

Section 3.6.1(A) of the City's LDRs establishes the general purposes of all planned development districts, with Section 3.6.1(B)(1) establishing the specific purpose of the PD-R district to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space." The existing PD-R district is known as the Farmlands PD and currently permits an aggregate of 275 dwelling units (3.16 DUA) and 4,000 square feet of non-residential floor area for use of an amenity center.

Table 1. Summary of Existing Zone Districts

Summary of Existing Zone Districts		
Zone Districts:	CC, CI, PD-R	
Max Gross Density:	CC	105 dwelling units (15 DUA*)
	CI	306 dwelling units (15 DUA)
	PD-R	275 dwelling units (3.61 DUA)
	TOTAL	686 dwelling units (± 3.76 DUA)
Max Floor Area:	CC	± 182,952 (0.60 FAR*)
	CI	± 534,481.2 (0.60 FAR*)
	PD-R	± 4,000 square feet (<0.01 FAR)
	TOTAL	± 721,433 square feet (0.09 FAR)
Typical Uses: (For a full and comprehensive list, refer to the Table 4.1-1, Table of Allowed Uses, of the City's LDRs)	CC	▪ Dwelling, multiple family; ▪ Upper story dwelling; ▪ Community services; ▪ Medical and dental clinic; ▪ Institutions; ▪ Parks and open areas; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Offices; ▪ Retail sales and services; and, ▪ Hotel or motel.
	CI	▪ Dwelling, multiple family; ▪ Upper story dwelling; ▪ Health care facilities; ▪ Parks and open areas; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Conference center; ▪ Industrial services; ▪ Offices; ▪ Retail sales and services; ▪ Sexually oriented business; ▪ Vehicles, sales and services; and, ▪ Hotel or motel.
	PD-R	▪ Single-family detached dwelling units; and, ▪ Community center.
*Density and intensity calculations were completed using the highest densities and intensities permitted in the zone district categories; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.		

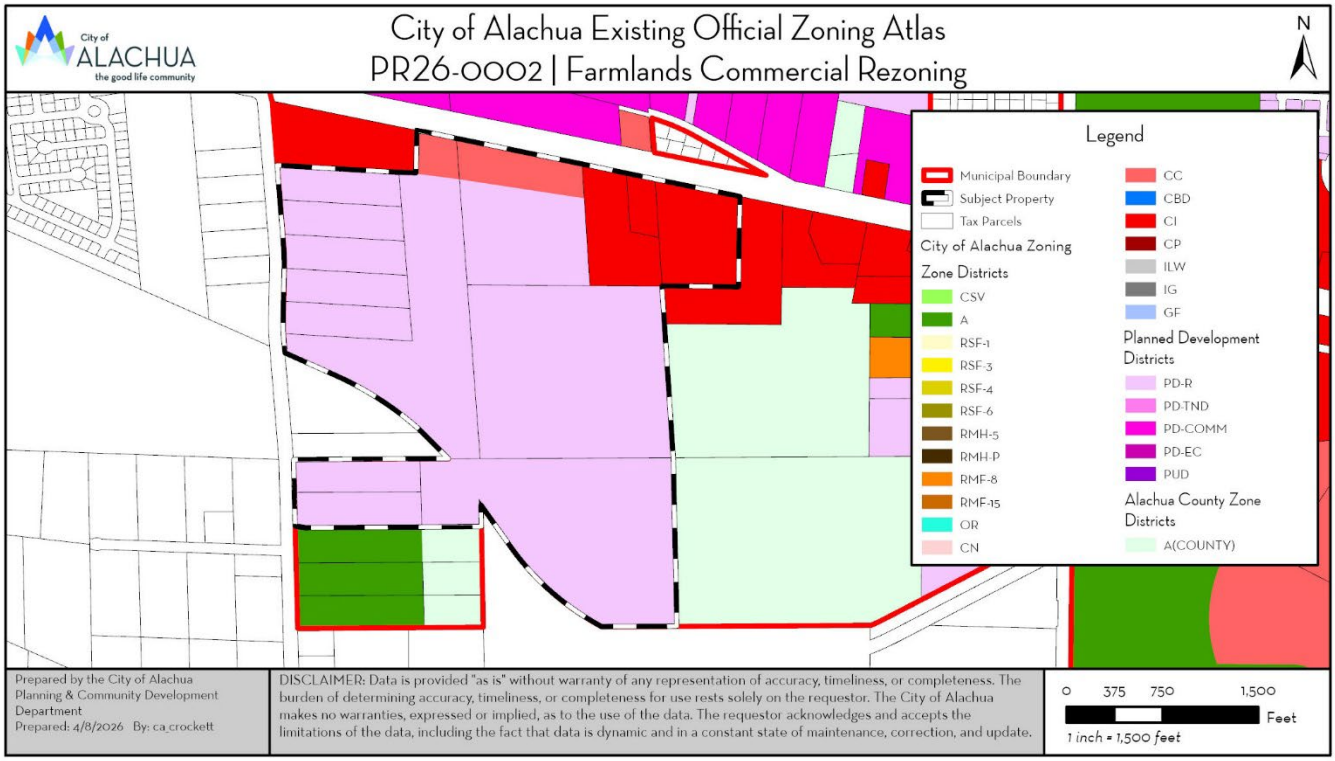


Figure 1. Existing Official Zoning Atlas with Subject Property

Proposed Zone Districts

The proposed rezoning would retain a portion of the existing PD-R district; however, the total number of dwelling units permitted would be reduced to 203 dwelling units (1.66 DUA). The remainder of the subject property would be rezoned to PD-COMM.

Section 3.6.1(B)(4) of the City's LDRs establishes the specific purpose of the PD-COMM district to "provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses." The proposed PD-COMM district would function in conjunction with the PD-R district to provide a mix of compatible uses in close proximity to each other while retaining distinct use areas and characteristics. The proposed PD-COMM district would permit an aggregate of 0 DUA and up to 450,000 square feet of non-residential floor area (0.17 FAR).

Figure 4 shows the proposed PD Master Plan, which is divided into three development areas. Development Area "A" (± 48.00-acres) is principally the commercial use area. Development Area "B" (± 81.00-acres) is principally the residential use area. Development Area "C" (± 53.00-acres), also referred to as common area/stormwater/open space, is principally the location of buffers, necessary infrastructure such as stormwater management facilities, open space, a community center, etc.

Table 2. Summary of Proposed Zone Districts

Summary of Proposed Zone Districts		
Zone Districts:	CC, CI, PD-R	
Max Gross Density:	PD-R	203 dwelling units (1.66 DUA)
	PD-COMM	N/A
	TOTAL	203 dwelling units (± 1.12 DUA)
Max Floor Area:	PD-R	± 4,000 square feet (<0.01 FAR)
	PD-COMM	± 450,000 (0.17 FAR)
	TOTAL	± 454,000 square feet (0.06 FAR)
Typical Uses: (For a full and comprehensive list, refer to the draft PD Ordinance in Exhibit "A")	PD-R	▪ Single-family detached dwelling units; and, ▪ Community center.
	PD-COMM	▪ Community services; ▪ Child care center; ▪ Health care facilities; ▪ Institutions; ▪ Parks and open areas; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Conference center; ▪ Offices; ▪ Recreation/entertainment, indoor; ▪ Retail sales and services; ▪ Vehicles, sales and services; and, ▪ Visitor accommodations.
Net Increase/ Decrease	***- 483 dwelling units*** ***- 267,433 square feet non-residential floor area***	

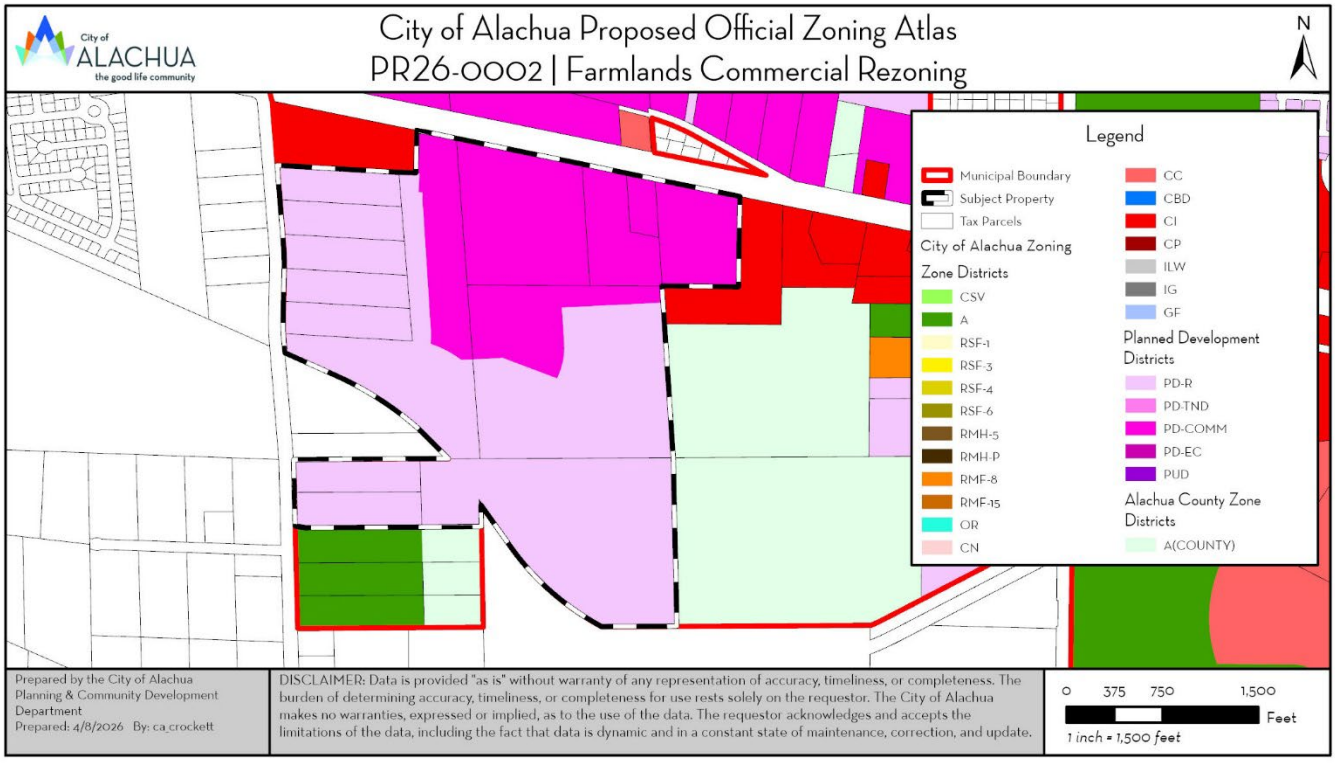


Figure 2. Proposed Official Zoning Atlas with Subject Property

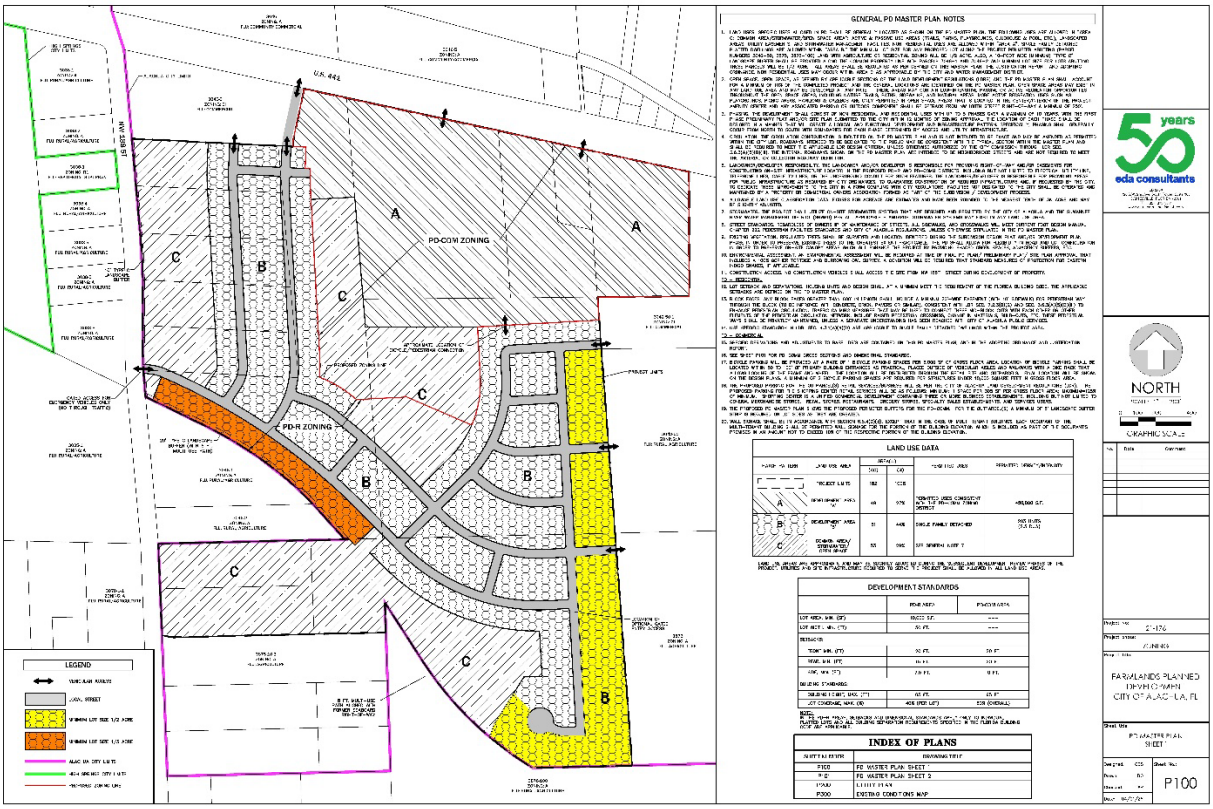


Figure 3. Proposed PD Master Plan

EXISTING USES

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

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 3. Figure 4 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 3. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture, Vacant Commercial	Community Commercial	Planned Development – Commercial (PD-COMM)
South	Silviculture, Single-Family Residential	Agriculture, Rural/Agriculture (County)	Agricultural (A), Agricultural (A)(County)
East	Agriculture	Agriculture, Commercial	Agricultural (A), Commercial Intensive (CI)
West	Single-Family Residential	Rural/Agriculture (County), Low Density Residential (High Springs)	Agricultural (A)(County), Single-Family Residential (R-1)(High Springs)

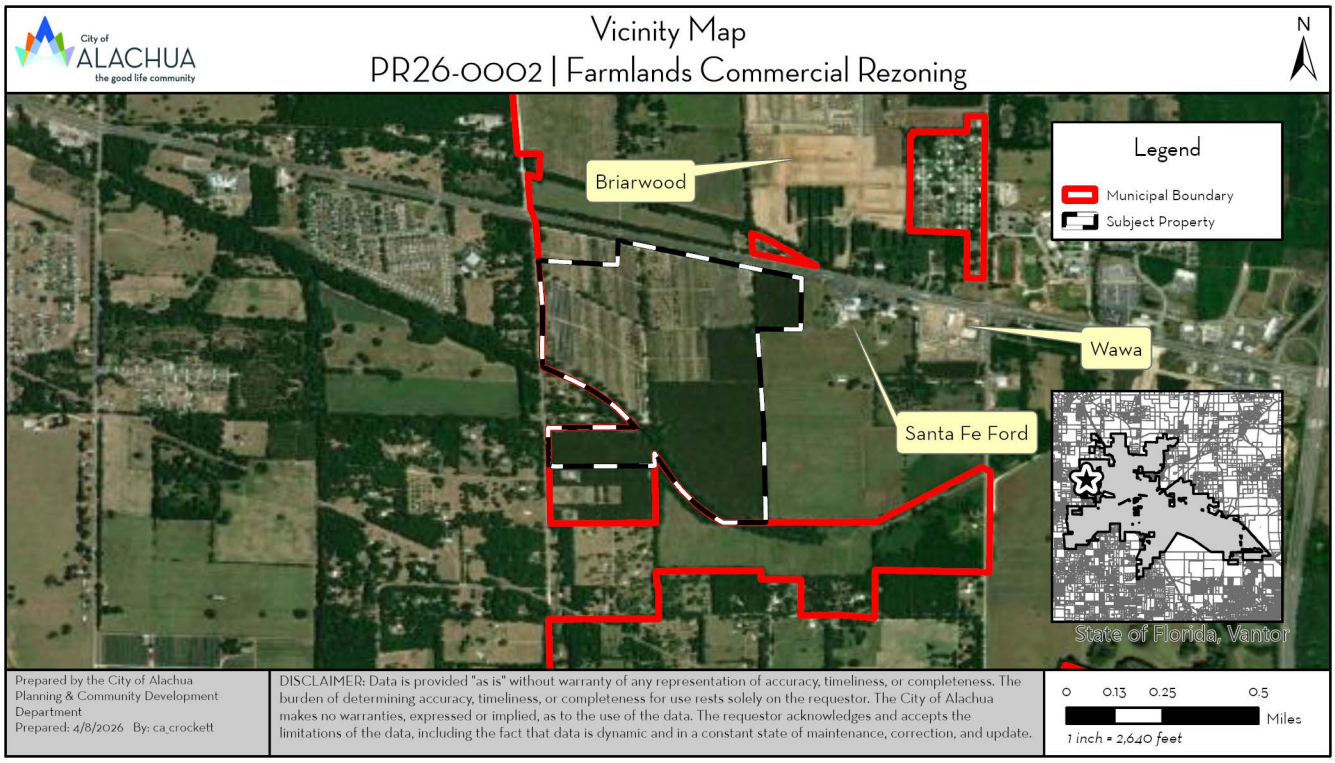


Figure 4. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for site-specific amendments to the Official Zoning Atlas.

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

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

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Policy 1.2.a: *Low Density Residential* (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential/agricultural areas and the urban areas of the City. The following uses are permitted in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Residential Planned Developments; and,
5. Supporting community services such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: The land uses proposed to be located in the Low Density Residential land use category are consistent with the Low Density Residential land use category, comprising single-family detached dwelling units, a community/amenity center, and supporting common areas and infrastructure. The proposed PD Master Plan is consistent with the intent of the Low Density Residential land use category by placing common areas, larger lots, and buffers along adjacent properties in the Agricultural (A) district, providing a transitionary area in the development between the rural residential/agricultural areas and the urban areas of the City. The proposed density in the Low Density Residential land use category is concentrated in a manner that will result in development consistent with a standard of 0 to 1 DUA in aggregate.

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

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

Evaluation & Findings: The land uses proposed to be located in the Moderate Density Residential land use category are consistent with the Moderate Density Residential land use category, comprising single-family detached dwelling units, a community/amenity center, and supporting common areas and infrastructure. The proposed PD Master Plan organizes the residential areas in such a way where density will be concentrated in the Moderate Density Residential land use category rather than the Low Density Residential land use category. This arrangement of residential density results in a gradient of increasing density and intensity towards US Highway 441, resulting in a logical development pattern where lower density and intensity uses are placed near existing rural residential and agricultural areas and higher density and intensity uses are placed near US Highway 441. The proposed density in the Moderate Density Residential land use category is concentrated in a manner that will result in development consistent with a standard of 0 to 4 DUA in aggregate.

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

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

13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

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

Evaluation & Findings: The land uses proposed to be located in the Community Commercial land use category are consistent with the Community Commercial land use category, principally comprising of common area/stormwater/open space on the proposed PD Master Plan. A portion of the Community Commercial land use category is noted as Development Area "A" on the proposed PD Master Plan, which would permit commercial uses consistent with the Community Commercial land use category.

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

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

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

Evaluation & Findings: The proposed PD Master Plan designates the Commercial land use category as Development Area "A", which would allow a wide array of regional and highway-oriented uses consistent with the Commercial land use category and Table 4.1-1 of the City's LDRs.

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

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

Evaluation & Findings: The proposed Development Area "A" on the PD Master Plan would abut an existing Commercial land use category to the east, and be abutted by Community Commercial as a transition to the west and south, maintaining an orderly and compatible pattern of development. The proposed PD Master Plan encompasses Development Area "A" by common area/stormwater/open space to ensure a logical transition between the commercial and residential use areas so that the Development Area "A" does not extend into the residential areas of the project. Additionally, the proposed PD Master Plan maintains pedestrian connectivity between the commercial and residential areas of the project to ensure that the uses are compatibly mixed.

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

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

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

Evaluation & Findings: The subject property is within the City's Corporate Corridor Activity Center. Highway-oriented and more intense commercial development is consistent with the objectives of economic development and is consistent with the surrounding development pattern, ensuring a coordinated future land use pattern. The proposed land uses are arranged in a gradient of increasing density and intensity towards US Highway 441, resulting in a logical development pattern where lower density and intensity uses are placed near existing rural residential and agricultural areas and higher density and intensity uses are placed near US Highway 441.

Objective 2.1: *Planned Development (PD) Standards*

In an effort to reduce the impacts of urban sprawl on the community and the region, the City shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Evaluation & Findings: The application has been reviewed for compliance, and has been found to comply, with the City's standards for PDs. Further, the application is consistent with the general purposes of the PD zone districts in Section 3.6.1(A) of the LDRs.

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

Evaluation & Findings: The companion small-scale Comprehensive Plan amendment application was reviewed against the primary indicators and urban form criteria as set forth in Chapter 163.3177(6)(a)(9), Florida Statutes. Staff found that the application did not constitute urban sprawl.

Policy 5.1.a: *Topography*: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to topography of the existing site. Only moderate limitations related to topography exist for commercial development in a limited portion of the site; however, Development Area "A" is primarily not located in this area of the site. No seepage slopes or potential sinkholes are known to exist on the subject property. The circulation pattern of streets shown on the proposed PD Master Plan generally follows the natural slope of the property, limiting the amount of change to the natural topography that will be required for construction.

All policies and regulations regarding the protection of natural topography will continue to be enforced at time of development review. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to topography, karst-sensitive, and other geologic features. Any development application for the subject property will require additional geotechnical screening and evaluation.

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

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to the nine soil types present on the subject property, which are primarily well or moderately well drained soils. A small portion of the subject property (0.28%) is comprised of Placid Sand, which is a very poorly drained soil; however, the soil area is isolated and can be easily avoided at time of final design. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to soils.

Policy 5.1.c: *Flood prone areas*: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

Policy 5.1.d: *Wetlands*: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated wetlands are known to exist on the subject property. Data from Alachua County notes one potential wetland encroaching on the easternmost portion of the subject property; however, the National Wetlands Inventory does not show any potential wetlands. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wetlands.

Policy 5.1.e: *Habitat*: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. A portion of the subject property is identified by the Florida Natural Areas Inventory (FNAI) as a priority 5 (lowest priority) area. The priority 5 area is generally consistent with the southernmost buffer and common area and the remainder of the subject property is not identified. The subject property is not located near an Alachua County Strategic Ecosystem. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of final PD plan.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Evaluation & Findings: The subject property is located within the City's Community Potable Water Service Area and Community Wastewater Service Area. The proposed PD Master Plan does include a sheet depicting utility connections as the development will be required to connect to City facilities.

Transportation Element

Objective 1.1: *Level of Service*

The City shall establish a safe, convenient, and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation & Findings: A phase 1 traffic impact analysis has been submitted as part of this application and a public facilities impact analysis has been included in this report. Multiple improvements are recommended, and will be assessed in more detail at time of final design. The Applicant contends that while the maximum build-out scenario of the proposed PD would result in an increase to trip generation, the rezoning of the subject property would actually result in a net reduction in potential trip generation compared to the current potential trip generation for the subject property. Concurrency will be reevaluated at time of application for a final development order, at which time the Applicant must demonstrate that the level of service will not be exceeded, or potential fees or improvements will be required in accordance with Chapter 18 of the City's Code of Ordinances. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard.

Objective 1.2: *Access Management*

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

Evaluation & Findings: Both the phase 1 traffic impact analysis and proposed PD Master Plan demonstrate that proper consolidation of access points and right-of-way design will be taken into account at time of final design. Access to US Highway 441 will only be permitted at the locations shown on the proposed PD Master Plan, subject to review by the Florida Department of Transportation (FDOT).

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

Evaluation & Findings: The subject property is within 2,640 feet of a sidewalk on the same side of an arterial street, and as such, will be required to provide a sidewalk at time of development. Further, both the residential and commercial portions of the project will be required to provide connections to the adjacent sidewalk system as required by the City's LDRs.

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

Evaluation & Findings: The proposed PD Master Plan includes a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. Additionally, an 8-foot multi-use trail is noted on the proposed PD Master Plan along the southern portion of the subject property, providing future multi-modal connections to the east and west.

Housing Element

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

Evaluation & Findings: The proposed residential use areas include a variety of lot sizes that will result in a range of single-family detached dwelling sizes and values.

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

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

Community Facilities Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.
c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: An analysis of the expected impacts to sanitary sewer facilities has been provided within this report. The proposed amendment is not anticipated negatively impact the level of service of solid waste facilities. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard and concurrency will be reevaluated at time of application for a final development order.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: An analysis of the expected impacts to solid waste facilities has been provided within this report. The proposed amendment is not anticipated negatively impact the level of service of solid waste facilities. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard and concurrency will be reevaluated at time of application for a final development order.

Objective 3.5: *Stormwater System Design in High Aquifer Recharge Areas*

The City shall work with the Suwannee River Water Management District and the Florida Department of Environmental Protection criteria for karst stormwater management system design.

Evaluation & Findings: The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map. As such, a development parameter has been added to the proposed PD Ordinance to ensure consistency with the above objective. Stormwater systems will be reviewed at time of final design to ensure consistency with the City's standards for stormwater system design in high aquifer recharge areas.

Policy 4.1.b: The City establishes the following level of service standards for potable water:

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: An analysis of the expected impacts to potable water facilities has been provided within this report. The proposed amendment is not anticipated negatively impact the level of service of solid waste facilities. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard and concurrency will be reevaluated at time of application for a final development order.

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

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

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

At this stage, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

Conservation and Open Space Element

Objective 1.3: *Listed Species*

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

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

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

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

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. A portion of the subject property is identified by the Florida Natural Areas Inventory (FNAI) as a priority 5 (lowest priority) area. The priority 5 area is generally consistent with the southernmost buffer and common area and the remainder of the subject property is not identified. The subject property is not located near an Alachua County Strategic Ecosystem. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of final PD plan

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

Evaluation & Findings: The proposed PD Master Plan includes a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. Additionally, an 8-foot multi-use trail is noted on the proposed PD Master Plan along the southern portion of the subject property, providing future multi-modal connections to the east and west.

Objective 1.7: *Geological Resources*

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

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. There are no potential sinkholes or other geologic features known to exist on the subject property. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to geologic features

Objective 1.10: *Wetlands*

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

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated wetlands are known to exist on the subject property. Data from Alachua County notes one potential wetland encroaching on the easternmost portion of the subject property; however, the National Wetlands Inventory does not show any potential wetlands. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wetlands.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

Evaluation & Findings: No delineated wetlands are known to exist on the subject property. Data from Alachua County notes one potential wetland encroaching on the easternmost portion of the subject property; however, the National Wetlands Inventory does not show any potential wetlands. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wetlands. Should wetlands be discovered on the site, the Applicant must adhere to the applicable standards in the City's Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, no impacts are anticipated to any strategic ecosystem(s) identified within the ecological inventory report. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to strategic ecosystems.

Regulated Plant & Animal Species

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

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

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A portion of the subject property is identified by the Florida Natural Areas Inventory (FNAI) as a priority 5 (lowest priority) area. The priority 5 area is generally consistent with the southernmost buffer and common area and the remainder of the subject property is not identified. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of final PD plan.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There are nine soil types found within the subject property, shown in Table 4.

Table 4. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo Fine Sand; 0-5% Slope	A	Well Drained	Slight	Slight	40.41%
Fort Meade Fine Sand; 0-5% Slope	A	Well Drained	Slight	Slight	26.09%
Millhopper Sand; 0-5% Slope	A	Moderately-Well Drained	Slight	Slight	13.72%
Arredondo Fine Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	5.15%
Gainesville Loamy Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	4.51%
Norfolk Loamy Fine Sand; 2-5% Slope	B	Well Drained	Slight	Slight	4.29%
Kendrick Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	2.99%

Table 4. Soil Types (Continued)

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Kendrick Sand; 2-5% Slope	A	Well Drained	Slight	Slight	2.57%
Placid Sand; 0-2% Slope	D	Very Poorly Drained	Unrated	Unrated	0.28%

Evaluation & Findings: The nine soils present on the subject property are primarily well or moderately well-draining and are generally conducive to residential and commercial development. Only moderate limitations for commercial development exist, and those limitations are due to slope, not drainage. A small portion of the subject property (0.28%) is comprised of Placid Sand, which is a very poorly drained soil; however, the soil area is isolated and can be easily avoided. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to soils.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: The subject property is located in Flood Zone X. As such, there are no concerns related to flood potential on the subject property.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

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

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

recommended by Hill in their review of the preliminary geotechnical analysis. At this stage, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

Wellfield Protection Zones

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

Evaluation & Findings: The subject property is not located within a wellfield protection zone. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not located in the City's Historic Overlay District and no structures identified as historic by the State of Florida or the Alachua County Historic Resources Inventory exist on the subject property. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to historic structures or features.

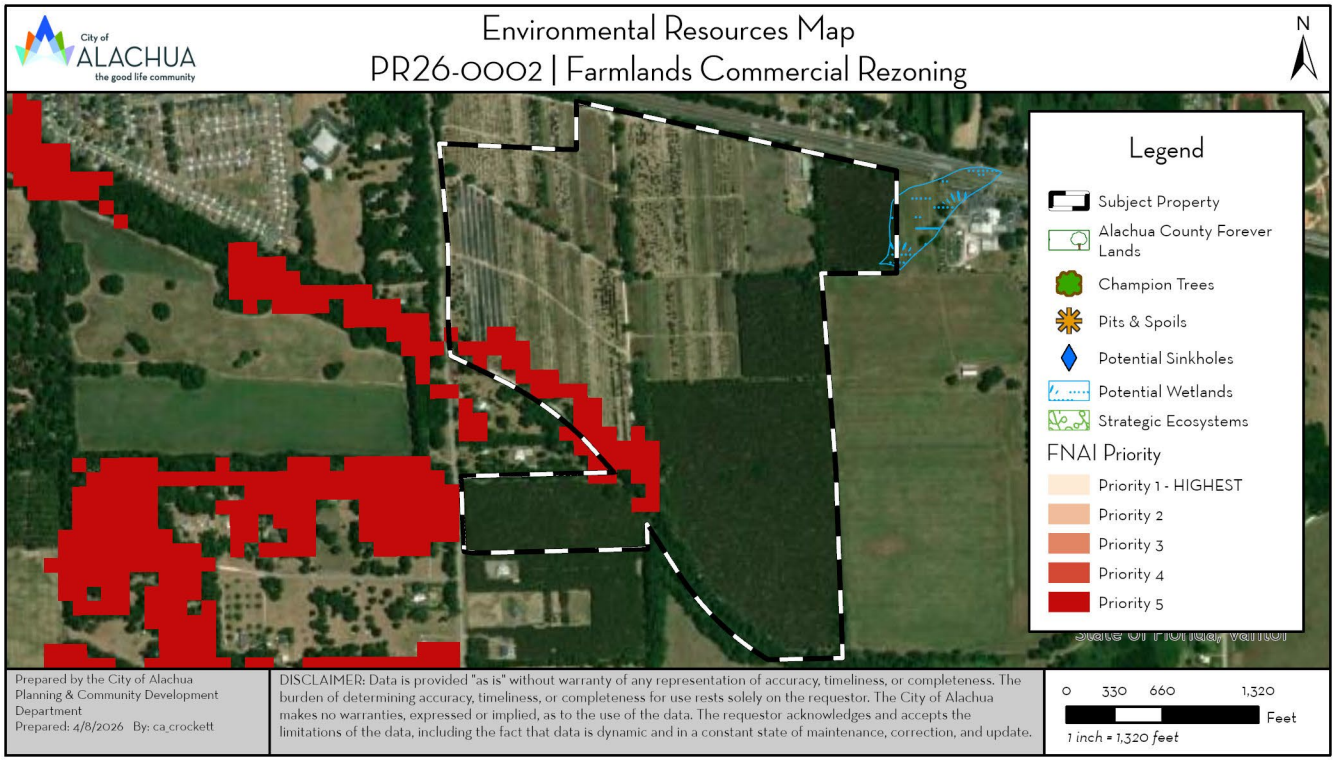


Figure 5. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Planned Development Standards

Section 2.4.3(2) of the City's Land Development Regulations (LDRs) requires that PDs comply the standards for site-specific amendments to the Official Zoning Atlas establishes in Section 2.4.2(E)(1) and the standards for PD districts in Section 3.6. The application has been reviewed for compliance with the standards of Section 2.4.2(E)(1) and Section 3.6. An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.2(E)(1) and Section 3.6 is provided below.

SITE-SPEICIFC AMENDMENT TO THE OFFICIAL ZONING ATLAS

2.4.2(E)(1) ***Competent substantial evidence provided***. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) ***Consistent with the Comprehensive Plan***. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. Staff has found the application to be consistent with the City's Comprehensive Plan.

(b) ***Consistent with ordinances***. The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation & Findings: An analysis of the application's compliance with the LDRs has been provided in this report. The application is not in conflict with any of these LDRs or any other applicable law or ordinance.

(c) ***Logical development pattern***. The proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The proposed PD Master Plan locates higher intensity and highway-oriented uses along US Highway 441, adjacent to other commercially zoned lands. The density and intensity of development would step down, moving away from US Highway 441, where varying densities of single-family residential development would take place. The single-family residential development includes buffers from the commercial use areas and the rural residential/agricultural lands to the south. This creates a logical transition where higher intensity uses are along US Highway 441, buffers are present to ensure compatibility, and a gradient of decreasing residential density results in a transition space to the existing land uses surrounding the subject property. This development pattern is also consistent with the rest of the development pattern of the US Highway 441 corridor.

(d) *Premature development*. The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation & Findings: The subject property is already designated with urban future land use categories and urban zone districts. The subject property is also adjacent to existing urban land uses and zone districts. The proposed amendment would not create premature development in undeveloped or rural areas.

(e) *Incompatible with adjacent lands*. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of the adjacent lands.

Evaluation & Findings: Table 3 of this report identifies the land uses and zone districts of adjacent lands. The proposed PD Master Plan locates commercial uses adjacent to other commercially zoned properties to the north, east, and west. The residential uses proposed by the PD Master Plan are located adjacent to existing single-family residential development or agricultural development, and a mixture of buffers and increased lot sizes are proposed to ensure compatibility.

(f) *Adverse effect on local character*. The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Evaluation & Findings: The proposed PD would limit the density and intensity of the land more than the current zoning of the property, resulting in 483 less dwelling units permitted and 267,433 less square feet of non-residential floor area permitted. As such, the proposed amendment reduces the potential for excessive traffic, density and/or intensities of use, building height and bulk, noise, lights and other physical effects and nuisances. Building height and lighting restrictions would remain consistent with the existing zone districts and City's LDRs.

(g) *Not deviate from pattern of development*. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Evaluation & Findings: The proposed PD Master Plan locates higher intensity and highway-oriented uses along US Highway 441, adjacent to other commercially zoned lands. The density and intensity of development would step down, moving away from US Highway 441, where varying densities of single-family residential development would take place. The single-family residential development includes buffers from the commercial use areas and the rural residential/agricultural lands to the south. This creates a logical transition where higher intensity uses are along US Highway 441, buffers are present to ensure compatibility, and a gradient of decreasing residential density results in a transition space to the existing land uses surrounding the subject property. This development pattern is also consistent with the rest of the development pattern of the US Highway 441 corridor.

(h) *Encourage sprawl*. The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Evaluation & Findings: The companion small-scale Comprehensive Plan amendment application was reviewed against the primary indicators and urban form criteria as set forth in Chapter 163.3177(6)(a)(9), Florida Statutes. Staff found that the application did not constitute urban sprawl.

The proposed PD Master Plan reduces the potential for a ribbon commercial pattern, ensuring that the residential and commercial portions of the subject property are more integrated than the existing zoning districts may permit.

(i) *Spot zoning*. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation & Findings: The proposed PD Master Plan locates land use areas near related and adjacent surrounding zone districts. Development Area "A" is adjacent to CI zoning to the north, east, and west, permitting similar and related uses to the CI zone district. Development Area "B" is adjacent to existing single-family residential uses to the west and south. The two development areas are arranged in an interrelated and compatible manner, resulting in a logical arrangement of related uses. The proposed amendment does not constitute spot zoning.

(j) *Public facilities*. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation & Findings: The Applicant has provided a PD Utility Plan as part of the proposed PD Master Plan which demonstrates the general location of which public facilities are to be extended into the subject property. Utility extension provisions are assured through development parameters in the proposed PD Ordinance in Exhibit "A".

(k) *No adverse effect on the environment*. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. No significant environmental features are present on the subject property. A listed species assessment and additional geotechnical evaluation will be required at time of final PD plan. The circulation and land uses shown in the proposed PD Master Plan are generally suitable for the subject property. No significantly adverse effect on the environment is anticipated.

GENERAL STANDARDS FOR ALL PD DISTRICTS

3.6.2(A) ***Development parameters***. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) ***Master Plan***. The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

(c) Identifies the general location of open space;

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

(f) Identifies on-site potable water and wastewater facilities; and

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Evaluation & Findings: A PD Master Plan has been submitted by the applicant. The proposed PD Master Plan identifies the general location of land uses within three development areas, including the densities and intensities permitted within those land use areas. ± 53-acres of open space is identified, which meets the minimum 10% of open space as required by Section 6.7.3 of the City's LDRs. There are no environmentally sensitive lands included as part of the PD. The general circulation pattern of local streets, ingress/egress points, and pedestrian connectivity have been identified. A PD Utility Plan has been submitted as part of the proposed PD Master Plan which identifies the location of on-site potable water, wastewater, and stormwater facilities. No new public parks, fire, police, EMS, solid waste, or school facilities are proposed as part of this PD.

(2) ***Consistency with the Comprehensive Plan***. The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with surrounding residential areas*. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation & Findings: Single-family residential uses exist to the south of the subject property, and agricultural uses exist to the east of a portion of the subject property. The proposed residential lots along the eastern boundary of the subject property have a minimum lot size of 1/2-acre to act as a compatible transition between the more rural area to the east of the subject property and the residential use area of the PD. The proposed residential lots along the southern boundary of the subject property have a minimum lot size of 1/3-acre with a minimum 20-foot buffer, and in some areas, acres of common area and open space to act as a compatible transition between the mire rural area to the south and the residential use area of the PD. The proposed PD Master Plan provides adequate buffering and lot arrangement to ensure compatibility.

(4) *Development phasing plan*. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation & Findings: The proposed PD consists of residential and non-residential components that, together, would consist of up to five phases. Phased construction will generally occur from the north of the subject property along US Highway 441, to the south of the subject property.

(5) *Conversion schedule*. The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation & Findings: No conversion schedule is proposed; therefore, this standard is not applicable.

(6) *Public facilities*.

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact was submitted by the Applicant and a staff analysis has been included in this report. Potential impacts from the proposed PD on potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities. The proposed PD has the potential to exceed the level of service of one roadway segment, segment six. A PD is a preliminary development order and the capacity of roadway segment six must be addressed at time of final PD plan and concurrency reservation. The Applicant contends that the proposed PD is less intensive and has the potential to generate less traffic than the existing zone districts.

(7) *Planned development agreement*. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.

(b) Conditions related to the approval of the PD Master Plan.

(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

(e) Provisions related to environmental protection and monitoring.

(f) Provisions addressing concurrency compliance requirements.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation & Findings: A draft PD agreement has been included in Exhibit "B" of this staff report and will be adopted by the City Commission concurrent with the approval of the PD Master Plan and PD Ordinance should the application be approved.

ADDITIONAL STANDARDS FOR PD DISTRICTS

3.6.3(A) *PD-R, Planned Development-Residential District*.

(1) *Minimum area*. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation & Findings: The proposed PD-R district is ± 122.03-acres in size and exceeds the minimum size requirement of ten acres.

(2) *Uses*. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Evaluation & Findings: The only uses proposed to be permitted are dwelling, single-family detached; community center (accessory to the residential uses); recreational trails; parks; and stormwater management facilities. All of the uses proposed to be permitted in the PD-R district are allowed by Table 4.1-1 of the City's LDRs.

(3) *Densities/intensities*. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Evaluation & Findings: The density and intensity of the PD-R district development areas are identified on the proposed PD Master Plan and in the proposed PD Ordinance. In total, the proposed density is 1.66 dwelling units an acre for a total of 203 dwelling units, which is within the maximum of four dwelling units per acre provided by the Moderate Density Residential future land use category. The maximum non-residential intensity is a FAR of <0.01 for a total of 4,000 square feet and is reserved for use by the community center only, which is considered a supporting community service as an allowed use by the Low Density Residential and Moderate Density Residential future land use categories.

(4) *Dimensional standards*. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum dimensional requirements*. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

(b) *Setbacks from adjoining residential uses*. Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation & Findings: The proposed PD Master Plan and PD Ordinance contain the required minimum dimensional criteria and include minimum setbacks from adjoining residential development or zone districts.

(5) *Development standards*. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General development standards*. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard:

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation & Findings: The proposed PD-R is not requesting any modifications to any of the sections listed in Table 3.6-1 and all development within the PD-R will be required to comply with the City's LDRs.

(b) ***Public facilities standards***. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) ***Potable water***. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) ***Wastewater***. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) ***Streets***. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

(iv) *Stormwater*. The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

(v) *Other*. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis was submitted by the Applicant and a staff analysis has been included in this report. Potential impacts from the proposed PD on potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities. The proposed PD has the potential to exceed the level of service of one roadway segment, segment six. A PD is a preliminary development order and the capacity of roadway segment six must be addressed at time of final PD plan and concurrency reservation. The Applicant contends that the proposed PD is less intensive and has the potential to generate less traffic than the existing zone districts.

A typical roadway section to be applied throughout the PD-R portion of the subject property has been included on the proposed PD Master Plan and is consistent with the City's roadway design criteria in Section 7.3.1 of the City's LDRs. One modification has been requested regarding the design of public streets, which would allow the block length to exceed 600 feet when a 20-foot-wide easement for a pedestrian way through the block is provided to enhance pedestrian circulation and maintain emergency access. In no case will block lengths be permitted to exceed 1,000 feet. Development Area "C" identifies potential locations of stormwater management facilities. Additional geotechnical evaluation at the location of stormwater facilities for final design will be required at time of final PD plan.

3.6.3(D) *PD-COMM, Planned Development-Commercial District*.

(1) *Minimum area*. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation & Findings: The proposed PD-COMM district is ± 60.76-acres in size and exceeds the minimum size requirement of ten acres.

(2) *Uses*. The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Evaluation & Findings: The proposed permitted uses are all those allowed in the PD-COMM district by Table 4.1-1 of the City's LDRs.

(3) *Densities/intensities*. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

Evaluation & Findings: The density and intensity of the PD-COMM district development areas are identified on the proposed PD Master Plan and in the proposed PD Ordinance. In total, the proposed density is 0 dwelling units an acre for a total of 0 dwelling units, which is within the maximum of 15 dwelling units per acre provided by the Commercial and Community Commercial future land use categories. The maximum non-residential intensity is a FAR of 0.17 for a total of 450,000 square feet, which is within the 0.5 floor area ratio provided by the Commercial and Community Commercial future land use categories.

(4) *Dimensional standards*. The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum dimensional requirements*. The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

(b) *Setbacks from adjoining residential uses*. Minimum setbacks from adjacent residential development or zone districts.

Evaluation & Findings: The proposed PD Master Plan and PD Ordinance contain the required minimum dimensional criteria and include minimum setbacks from adjoining residential development or zone districts.

(5) *Development standards*. Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General development standards*. The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

TABLE 3.6-3: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-COMM DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-Comm District.	

Evaluation & Findings: The proposed PD-COMM has requested two deviations from the standards of Section 6.1, one deviation from the standards of Section 6.2, and one deviation from the standards of Section 6.5. The proposed deviations are shown below in Table 5. The Applicant has included the proposed modifications on the PD Master Plan, acting as the Master Parking Plan, Alternative Landscaping Plan, and Master Sign Plan. Staff has found the proposed deviations to be consistent with the general intent and purpose of the PD-COMM district. Justification is provided by the Applicant in their application materials. All remaining standards of the City's LDRs will remain in full force and effect.

Table 5. Proposed PD-COMM Deviations

LDR Section	Existing Standard	Proposed Deviation
Table 6.1-1 *Minimum Off-Street Parking Standards*	Sales Establishment: Up to 300,000 sq. ft.: 1 space per 305 sq. ft. floor area; 300,001 to 600,000 sq. ft.; 1 space per 285 sq. ft. floor area; Over 600,000 sq. ft.: 1 space per 265 sq. ft. floor area	The proposed parking for the outparcel(s) retail services/business will be per the City of Alachua Land Development Regulations (LDRs). The proposed parking for the shopping center retail services will be as follows: 1 space per 305 SF of gross floor area; maximum=125% of minimum. Shopping center is a unified commercial development containing three or more business establishments, including but not limited to general merchandise stores, retail stores, restaurants, grocery stores, specialty sales establishments, and services users.
Section 6.1.4(D)(1) *Bicycle Parking*	(1) *Required improvements.* All development with off-street surface parking lots with 50 or more parking spaces shall provide bicycle parking facilities in accordance with the following standards: (a) *Rate of provision*. Bicycle parking shall be provided at a rate of one space for every ten required parking spaces; (b) *Located within 50 feet of building's front façade.* Bicycle parking facilities shall be located within 50 linear feet of the building's front façade, and located near the building's main entrance where feasible, and outside of vehicular use areas and pedestrian travel ways; and (c) *Securing device*. Bicycle parking areas shall be equipped with a rack or other device to enabled bicycles to be secured.	Bicycle parking will be provided at a rate of 1 bicycle parking spaces per 5,000 SF of gross floor area. Location of bicycle parking shall be located within 50 to 100' of primary building entrances as practical, placed outside of vehicular aisles and walkways with a bike rack that allows locking of the frame and wheel. The location will be distributed through the retail site and outparcels. Final location will be shown on the design plans. A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area.

Table 5. Proposed PD-COMM Deviations (Continued)

LDR Section	Existing Standard	Proposed Deviation
Section 6.2.2(D)(3) *Perimeter Buffers*	Refer to Table 6.2-2, Buffer Class Application	The proposed PD Master Plan shows the proposed perimeter buffers for the PD-COMM. For the outparcel(s) a minimum 5' landscape buffer strip is required on lot sides as they are created.
Section 6.5.4(C)(3)(c) *Multi-Tenant Wall Signs*	In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises. Such signage shall be subject to the maximum sign area provisions established in Section 6.5.4(C)(3)(b).	Wall signage shall be in accordance with Section 6.5.4(C)(3), except that in the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises in an amount not to exceed 10% of the respective portion of the building elevation.

(b) ***Public facilities standards***. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) ***Potable water***. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) ***Wastewater***. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) ***Streets***. The PD Master Plan District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

(iv) ***Stormwater***. The PD Master Plan District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

(v) ***Other***. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis was submitted by the Applicant and a staff analysis has been included in this report. Potential impacts from the proposed PD on potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities. The proposed PD has the potential to exceed the level of service of one roadway segment, segment six. A PD is a preliminary development order and the capacity of roadway segment six must be addressed at time of final PD plan and concurrency reservation. The Applicant contends that the proposed PD is less intensive and has the potential to generate less traffic than the existing zone districts.

Typical roadway and drive-aisle sections to be applied throughout the PD-COMM portion of the subject property have been included on the proposed PD Master Plan and are consistent with the City's parking design and maintenance standards in Section 6.1.7 and the City's roadway design criteria in Section 7.3.1 of the City's LDRs. Development Area "C" identifies potential locations of stormwater management facilities. Additional geotechnical evaluation at the location of stormwater facilities for final design will be required at time of final PD plan.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a certificate of level of service standard which applies to all preliminary development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to identify any of the application's potential impacts to the level of service (LOS) for those public facilities.

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 6-1.

Table 6-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5	U.S. Hwy 441 from CR25A East Intersection to SR 235	4/D	Principle Arterial	COMM	D
6	U.S. Hwy 441 from I-75 to CR 235A	4/D	Principle Arterial	Urban Trans	D
7	U.S. Hwy 441 from CR 235A to NW 188th Street	4/D	Principle Arterial	Urban Trans	D
16	CR 235A from U.S. Hwy 441 to North City Limit	2/U	Major Collector	Comm	D
17	CR 235A from U.S. Hwy 441 to CR 235	2/U	Major Collector	Comm	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating more than 1,000 trips (AADT), affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater AND affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway [Section 2.4.14(H)(2)(b)of the LDRs].

Table 6-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 5 US 441		Segment 6 US 441		Segment 7 US 441	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	43,000	3,870
Existing Traffic[2]	23,500	2,079	32,500	2,782	24,000	2,093
Reserved Trips[3]	1,744	156	2,138	207	1,658	150
Available Capacity[3]	13,756	1,275	4,362	521	17,342	1,627
Increase/Decrease in Trips Generated by Development[4]	6,096	499	8,568	701	16,476	1,348
Residual Capacity	7,660	776	(4,206)	(180)	866	279
Residual Percentage of Permitted Design Capacity Utilized	80.36%	77.89%	110.78%	105.13%	97.99%	92.79%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2026). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13, 2026, Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 12th edition; Trip Distribution: Segment 5 – 37%; Segment 6 – 52%; Segment 7 – 100%; Segment 16 – 6%; Segment 17 – 8%.

Table 6-2. Projected Impact on Affected Comprehensive Plan Roadway Segment (Continued)

Traffic System Category	Segment 16 CR 235A		Segment 17 CR 235A	
	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	15,120	1,359	15,120	1,359
Existing Traffic[2]	2,524	227	7,200	647
Reserved Trips[3]	1,174	117	4,772	448
Available Capacity[3]	11,422	1,015	3,148	264
Increase/Decrease in Trips Generated by Development[4]	989	81	1,318	108
Residual Capacity	10,433	934	1,830	156
Residual Percentage of Permitted Design Capacity Utilized	31.00%	31.27%	87.90%	88.52%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2025). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13, 2026, Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 12th edition; Trip Distribution: Segment 5 – 37%; Segment 6 – 52%; Segment 7 – 100%; Segment 16 – 6%; Segment 17 – 8%.

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of road segments 5, 7, 16, and 17. The analysis does show that the application could adversely impact the level of service of road segment 6. As required by Section 2.4.14 of the City's Land Development Regulations, if the development does not have de minimis impacts, and the concurrency requirements are not met, the deficiencies will have to be addressed in the final development order prior to a certificate of concurrency compliance being issued. Accordingly, any application for development on the site will have its concurrency reevaluated, and any deficiency in roadway segment 6 will need addressed prior to receiving a final development order. This application does not constitute a final development order and concurrency will not be reserved.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,447,333
Reserved Capacity[2]	350,100
Available Capacity	1,202,567
Increase/Decrease in Potable Water Demand from Application[3]	101,225
Residual Capacity	1,101,342
Residual Percentage of Permitted Design Capacity Utilized	63.29%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula:
Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / unit
Per Florida Administrative Code 64E-6.008: 0.1 GPD/SF
(203 units * 275 GPD / Unit) + (454,000 SF * 0.1 GPD/SF) = 101,225 GPD

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the potable water system. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	756,000
Reserved Capacity[2]	325,846
Available Capacity	418,154
Increase/Decrease in Sanitary Sewer Demand from Application[3]	96,150
Residual Capacity	322,004
Residual Percentage of Permitted Design Capacity Utilized	78.53%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula:
Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 250 GPD / unit
Per Florida Administrative Code 64E-6.008: 0.1 GPD/SF
(203 units * 250 GPD / Unit) + (454,000 SF * 0.1 GPD/SF) = 96,150 GPD

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the sanitary sewer system. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,412.00	8,287.69
Reserved Capacity[2]	43,496.82	7,938.17
Increase/Decrease in Demand Generated by Application[3]	7,599.78	1,386.96
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,353 Persons x 0.73 tons per year.
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula:
Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita @ 2.65 persons / unit
Per Cincero & Cincero. (1996). *Environmental Engineering: A Design Approach.*: ((12 lbs / 1,000 SF / day) * 365 days / year) / 2,000 lbs
(0.73 tons / year * (203 units * 2.65 persons / unit)) + ((((12 lbs / 1,000 SF / day) * 454,000 SF) * 365 days / year) / 2,000 lbs) = 1,386.96 tons / year
4 New River Solid Waste Association, April 2026

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of solid waste facilities. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Recreation Facilities

Table 10-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	56.77
Reserved Capacity[1]	13.49
Available Capacity	65.23
Increase/Decrease in Recreation Acreage Demand by Development[3]	2.69
Residual Capacity	62.54
Residual Percentage of Recreation Acreage Capacity Utilized	53.84%

1 City of Alachua April 13, 2026, Development Monitoring Report
2 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 1.2.b, Recreation Element. Formula: 11,353 Persons x (5 acres / 1,000 persons).
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 203 units * (5 acres / 1,000 persons) = 2.69-acres

Table 10-2. Passive Recreational Impacts

System Category	Acreage
Existing Improved Passive Park Space[1]	34.82
Minimum Improved Passive Park Space Required to Serve Existing Population[1, 2]	11.35
Reserved Capacity[1, 2]	2.70
Available Improved Passive Park Space	20.77
Increase/Decrease in Improved Passive Park Space Demand by Development[3]	0.54
Residual Capacity	20.23
Residual Percentage of Improved Passive Park Space Capacity Utilized	41.90%

1 City of Alachua April 13, 2026, Development Monitoring Report
2 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: Acreage Required * 0.20
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 203 units * (5 acres / 1,000 persons) * 0.20

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of recreation facilities. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on February 13, 2026, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

EXHIBIT "A"
TO
PR26-0002 | FARMLANDS COMMERCIAL
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

DRAFT PD ORDINANCE 26-XX

ORDINANCE 26-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas ("Amendment") as further described herein has been filed with the City (the "Amendment") by eda consultants, inc. ("Agent") and NV5. Inc. ("Agent") (together as the "Applicant") on behalf of AYLA, LLC; First Coast Road Rangers, LLC; Jack's Small Engine Repair LLC, and JTFA LLC (together as the "Property Owners"); and,

WHEREAS, the Property Owners desire to obtain approval for a Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") in the City, together known as the Farmlands Planned Development ("Project"); and,

WHEREAS, the Property Owners wish to construct the Project, consisting of a maximum of 203 residential dwelling units and a maximum of 454,000 square feet of non-residential floor area on the subject property, the legal description of which is attached hereto as Exhibit "A" and is referred to as the "Property"; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the Amendment on April 21, 2026, by the City of Alachua Planning and Zoning Board ("PZB"), and the PZB reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for _____ to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the PZB at duly advertised quasi-judicial public hearings on _____, 2026, and _____, 2026, and provided for and received public participation at both public hearings; and,

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Planned Development Ordinance ("PD Ordinance") that is hereby adopted and incorporated as findings that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

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

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Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan.
3. The Amendment is in compliance with the City of Alachua Land Development Regulations.
4. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Community Commercial ("CC"), Commercial Intensive ("CI"), and PD-R to PD-R and PD-COMM for the Property in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" and attached hereto and incorporated herein.

Section 3. Planned Development Master Plan and Planned Development Agreement

The Planned Development Master Plan ("PD Master Plan" found in Exhibit "C" and the Planned Development Agreement ("PD Agreement") found in Exhibit "D" of this PD Ordinance are hereby approved and adopted concurrent with the approval of this PD Ordinance for a period of 10 years from the date of final approval by the City Commission.

Section 4. Development Parameters

These development parameters shall apply to any development proposed within the PD-R or PD-COMM zone districts as adopted by Section 2 of this PD Ordinance and as described by Exhibits "A" and "B".

1. The development shall consist of non-residential and residential uses and be developed in up to five phases. The location of each phase shall be designed in a manner that will create a logical and functional development and infrastructure pattern. More specifically, phasing shall generally occur from north to south with boundaries for each phase determined by access and utility infrastructure. This PD Ordinance and the PD Agreement found in Exhibit "D" shall be valid for a period of no more than 10 years from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance.
2. The development shall consist of uses including single-family detached, uses consistent with the PD-COMM zoning district, and common areas as shown on the PD Master Plan found in Exhibit "C". The density, intensity, allowable uses, and acreage, where applicable, for each development area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' 0 DUA 0.17 FAR	All allowed uses within the PD-COMM district as shown in Table 4.1-1, Table of Allowed Uses, of the City's Land Development Regulations, including, but not limited to: • Child care center;	0 dwelling units 450,000 square feet non-residential	± 48	± 27%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' (Continued)	• School; • Post office; • Assisted living facility; • Golf course, public; • Restaurant, indoor seating only; • Restaurant, with outdoor seating; • Restaurant, with drive-through or drive-in service; • Specialty eating establishment; • Offices; • Commercial recreation, indoor; • Commercial recreation, outdoor; • Bar, nightclub, or cocktail lounge; • Drug store or pharmacy (stand alone); • Entertainment establishment; • Financial institution; • Microbrewery; and, • Hotel or motel.			
Development Area 'B' 2.5 DUA 0.00 FAR	• Dwelling, single-family detached.	203 dwelling units 0 square feet non-residential	± 81	± 44%

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Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD

Development Area 'C'
 	
(Common Area/Stormwater/ Open Space)
 	
0 DUA
 	
<0.01 FAR
	• Active & passive use areas:
	  • Trails;
	  • Parks;
	  • Playgrounds;
	  • Clubhouse & pool;
	• Landscaped areas;
	• Utility easements; and,
	• Stormwater management facilities.
		0 dwelling units
		
		4,000 square feet
			± 10.4	± 10%

3. The dimensional standards for the allowable uses, where applicable, for the Project are as follows:

Allowable Use	Min. Lot Area (Sq. Ft.)	Min. Lot Width (Ft.)	Max. Lot Coverage	Min. Setbacks (Ft.)			Max. Height
				Front[3]	Side[4]	Rear	
PD-R [1]							
Yellow (Minimum Lot Size ½ Acre)	21,780	85	40%	20	7.5	15	65
Orange (Minimum Lot Size 1/3 Acre)	14,520	70	40%	20	7.5	15	65
All Other Uses [2]	10,000	50	40%	20	7.5	15	65
PD-COMM							
All Other Uses [2]	0	0	80% (aggregate total in PD-COMM)	20	0	20	65

1. In the PD-R Areas, setbacks and dimensional standards apply only to individual platted lots and all building separation requirements specified in the Florida Building Code are applicable.
2. More active recreation uses such as playgrounds, picnic areas, pavilions & gazebos are only permitted in open space areas that are located in the center/interior of the project. Clubhouse/amenity center and any associated parking or outdoor component (such as playground, pool, or pool deck) shall be setback from NW 188th street right-of-way a minimum of 250'.

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4. A final PD plan shall consist of a site plan or preliminary plat. Application for a final PD plan must be submitted to the City within 12-months of from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the 12-month period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to this PD Ordinance.

5. A final PD plan for development on the Property shall be consistent with the City of Alachua Comprehensive Plan, the City's Land Development Regulations, approved PD Master Plan, PD Agreement, and this PD Ordinance, and includes the following requirements:

    a. General Requirements:

        i. The Property Owners, their successors and/or assigns, shall be responsible for the provision of infrastructure for the project. This shall include all on-site and off-site improvements, including transportation system or utility improvements, deemed necessary to support the development by the City in the City's sole discretion. Off-site improvements deemed necessary to support the development by the City in the City's sole discretion shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations in existence at the time the development requiring the infrastructure is proposed and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If off-site improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for off-site improvements will be provided by traffic study data, reports, or other infrastructure analysis that identify proportional impacts from the proposed development. The data and analysis will be provided by the Property Owners, their successors and/or assigns, and reviewed by the City. The Property Owners, their successors and/or assigns, shall pay for any consultants or experts the City deems necessary to review the data and analysis provided.

        ii. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association in compliance with Section 7.7 of the City's Land Development Regulations. The property owners' association shall have the responsibility of maintenance of all common areas. In the event common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3, and 7.8.1 of the City's Land Development Regulations are not owned by a property owners' association, such areas shall be burdened by an easement that requires a property owners' association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

        iii. The Property Owners, their successors and/or assigns, shall submit a utility system plan as part of the construction plans for the proposed site plan or preliminary plat.

        iv. Utilities shall be extended throughout the Project within areas designated as public rights-of-way to the maximum extent practicable. Utility infrastructure which must run outside a public right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

        v. A final PD plan shall include the exact number of residential dwelling units and non-residential floor area, as well as precise information regarding the layout of open space, traffic and pedestrian circulation, and stormwater management.

        vi. No construction vehicles shall access the subject property from NW 188th Street during development of the property. Furthermore:

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1. Construction activities shall only occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday and between the hours of 9:00 AM and 7:00 PM, Saturday and Sunday; and,

2. Dust and debris from construction activities shall be minimized as to not spread dust and debris off-site. This may include, but is not limited to, dust control achieved through water trucks, removal of mud/soil from vehicle tires before exiting the site, and street cleaning.

b. Transportation Requirements:

i. The ingress/egress points to the Property shall be located as depicted on the approved PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's Land Development Regulations, the City's Design and Construction Requirements (latest edition at the time of review of site plan or construction plans), and the approved PD Master Plan.

ii. Roadway shifts of less than 100 feet (measured centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3(D)(8) of the City's Land Development Regulations.

iii. The design of proposed roadways shall be reviewed and approved as part of construction plans submitted for the subdivision review process, as further described in Section 2.4.10 of the City's Land Development Regulations, or site plan review or infrastructure plan review process, as further described in Section 2.4.9 of the City's Land Development Regulations.

iv. A phase 2 traffic impact analysis ("TIA") shall be provided at time of submission of any final PD plan application.

v. The ingress/egress point to the Property located on NW 188th Street shall be designated as emergency access only, but shall be paved and designed to have a minimum paved width of 24' and shall be dedicated as right-of-way or have an easement provided. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar material. An ungated pedestrian access may be provided granted it is designed to not be accessible by vehicular traffic.

c. Pedestrian and Street Improvements:

i. The Property Owners, their successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Article 7 and any other pertinent section of the City's Land Development Regulations, subject to the following:

1. Block lengths may exceed 600-feet in length. Block lengths greater than 600' in length shall include a minimum 20-foot-wide easement for a pedestrian way through the block. In no case shall block lengths exceed 1,000-feet.

2. Traffic calming measures shall be used to connect mid-block cuts with each other or other elements of the pedestrian circulation network and may include raised pedestrian crossings, change in materials, bulb-outs, or other similar measures approved by the City in its sole discretion. These pedestrian ways shall be privately maintained, unless a separate agreement is made between the Property Owners, their successors and/or assigns, and the City of Alachua Public Services Department.

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3. Any easement intended for pedestrian access through a block shall be improved with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material.

4. In no instance shall a block length or length of travel through an easement exceed 900 feet.

ii. A minimum 5-foot-wide sidewalk shall be provided on both sides of all public streets.

iii. A minimum 8-foot-wide multi-use path shall be provided along the former seaboard right-of-way as depicted on the PD Master Plan. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

iv. The bicycle/pedestrian connection between Development Area 'A' and Development Area 'B' shall consist of an easement a minimum of 20-feet in width with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

d. Off-Street Parking and Loading Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review.

ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed parking for the outparcel(s) retail services/business will be per the City of Alachua Land Development Regulations (LDRs). The proposed parking for the shopping center retail services will be as follows: 1 space per 305 SF of gross floor area; maximum=125% of minimum. Shopping center is a unified commercial development containing three or more business establishments, including but not limited to general merchandise stores, retail stores, restaurants, grocery stores, specialty sales establishments, and services users.

2. Bicycle parking will be provided at a rate of 1 bicycle parking spaces per 5,000 SF of gross floor area. Location of bicycle parking shall be located within 50 to 100' of primary building entrances as practical, placed outside of vehicular aisles and walkways with a bike rack that allows locking of the frame and wheel. The location will be distributed through the retail site and outparcels. Final location will be shown on the design plans. A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

e. Signage Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review.

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ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. Wall signage shall be in accordance with Section 6.5.4(C)(3), except that in the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises in an amount not to exceed 10% of the respective portion of the building elevation.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

f. Electric System Requirements:

i. The Property Owners, their successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provide as necessary to serve the Project.

g. Potable Water and Wastewater System Requirements:

i. The Property Owners, their successors and or/assigns, shall be responsible for all costs associated with connection to the City's potable water and wastewater systems as necessary to serve the project.

ii. No new wells will be allowed in the Project. No new sceptic or other self-contained waste water systems will be allowed in the Project. All development within the Project will be required to connect to the City's potable water and wastewater systems.

iii. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, the Florida Building Code, and Chapter 633, Florida Statutes.

iv. The locations of proposed lift stations are approximate as depicted in the PD Utility Plan as part of the approved PD Master Plan. The applicant will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department; however, the location of future lift stations shall be generally consistent with the PD Utility Plan.

h. Landscape and Open Space Requirements

i. The Property Owners, their successors and/or assigns, shall submit a landscaping and buffering plan as part of any final PD plan.

ii. All final PD plans in the PD-R shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review.

iii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed PD Master Plan shows the proposed perimeter buffers for the PD-COMM. For the outparcel(s) a minimum 5' landscape buffer strip is required on lot sides as they are created.

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In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

iv. The Property Owners, their successors and/or assigns, shall submit an open space plan as part of any final PD plan. The open space plan shall meet the minimum requirements established by Section 6.7 of the City's Land Development Regulations in effect at time of review.

i. Stormwater and Environmental Requirements:

i. The Property Owners, their successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's Land Development Regulations must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

ii. Any final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Evaluations may include the requirement of conducting electric resistivity tests, ground penetrating radar, and/or additional soil borings in the City's sole discretion. The Property Owner's, their successors and/or assigns, shall be responsible for furnishing the cost of the additional evaluations and the City's expert.

iii. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the stormwater system design in high aquifer recharge areas.

iv. The Property Owners, their successors and/or assigns, shall provide a listed species and habitat survey as part of any final PD plan for the Project, including a 100% gopher tortoise and burrowing owl survey. Standard measures of protection for eastern indigo snakes are required, if documented. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, state, or federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

v. If any wetlands are identified on the Property, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and shall grant conservation easements or other appropriate mechanisms, as determined by the City, to protect wetland areas. Any submitted wetland delineations shall be acceptable to the City for a period of no more than three years from the original date of delineation.

vi. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the eradication of invasive exotic plant species.

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vii. The Property Owners, or their successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property. Thereafter, the Owner, or their successors and/or assigns, shall assure long-term implementation of an exotic plants management approved with a final development order and which shall be included in covenants and restrictions to be implemented by a property owner's association in conformance with Section 7.7 of the City's Land Development Regulations or other mechanism acceptable to the City.

viii. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

ix. Regulated trees shall be surveyed and location identified during the design of any final PD plan in order to preserve existing trees to the greatest extent practicable. The PD Master Plan may be slightly adjusted to allow for flexibility in road and lot configuration for the express purposed of preserving on-site canopy areas which will enhance the Project by providing shaded green spaces and buffers.

6. The Property Owners, their successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, the Florida Department of Transportation, and any other local, state, or federal agency before the commencement of any development on the Property for the Project.

7. The development parameters defined herein do not inordinately burden the Property Owners, their successors and/or assigns, or the development of the Property or the Project.

8. The rezoning of the Property and adoption of this PD Ordinance do not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

9. The adoption of this PD Ordinance does not guarantee the approval of any development permits, including, but not limited to, preliminary plats, construction plans, final plats, infrastructure plans, or site plans for the Project, or for any section thereof, for the Property Owners, their successor and/or assigns.

10. All development, including, but not limited to, any final PD plan for the Project shall be governed by the laws, regulations, comprehensive plan, and ordinances in effect at the time of the specific proposed development and not as of the date of this ordinance.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed. More specifically, Ordinance 22-07 (which established the original NW 188th Street/US 441 Planned Development) and any NW 188th Street/US 441 Planned Development PD Master Plan, PD Agreement, or Planned Development governing document is hereby repealed in its entirety and superseded by this PD Ordinance and the PD Master Plan and PD Agreement adopted by Section 3 of this PD Ordinance.

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Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

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

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

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

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EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51'13" EAST, 868.58 FEET); THENCE NORTH 88°41'22" EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14'37" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE

SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR: Planned Development – Commercial ("PD-COMM")

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

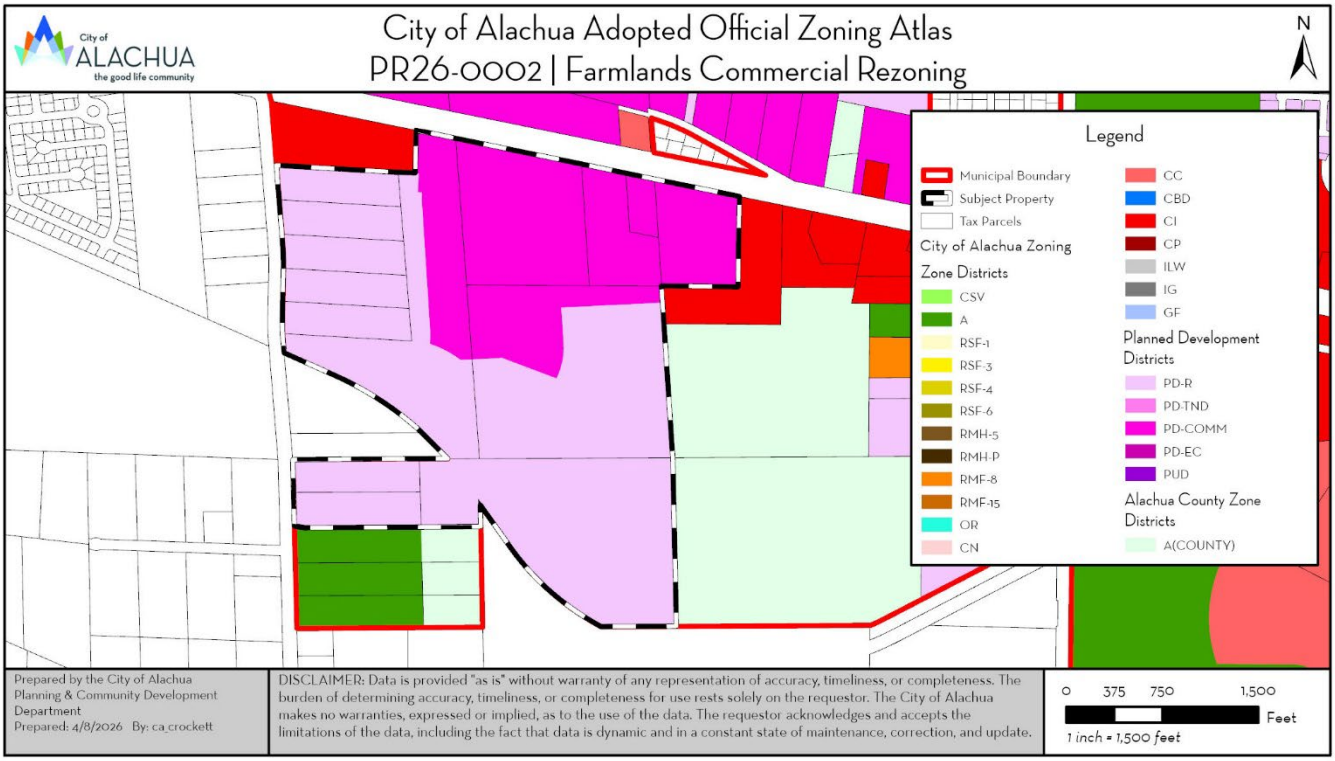
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS

OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

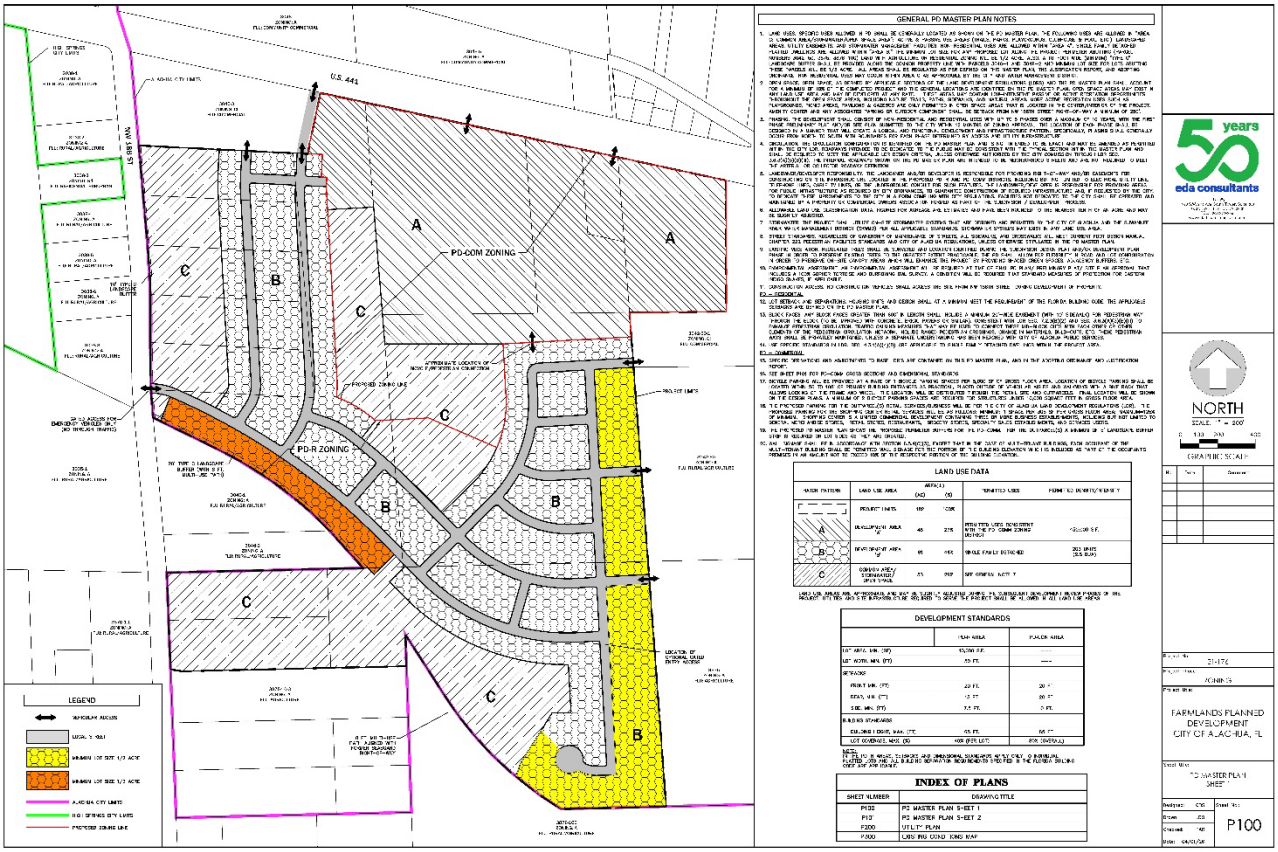
DRAFT

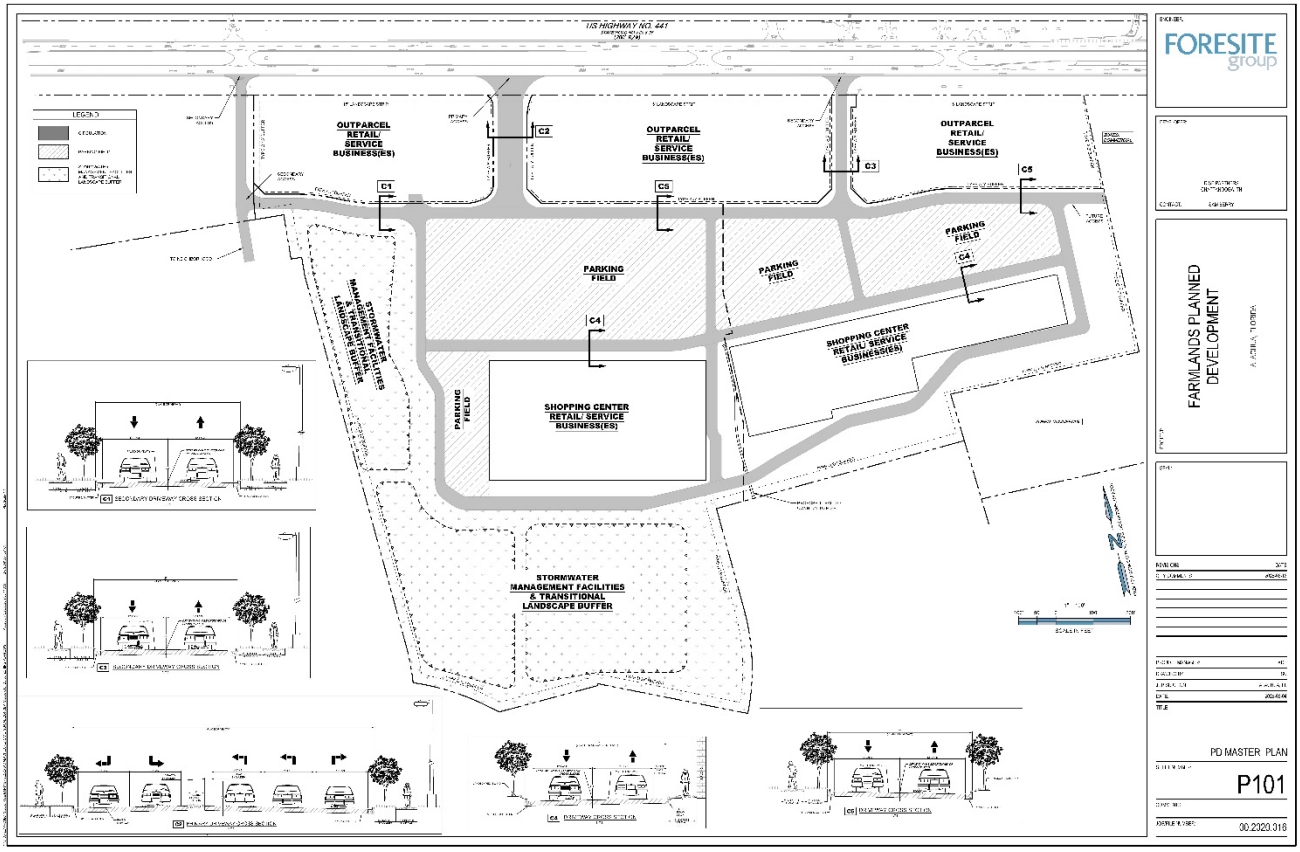
EXHIBIT "B"

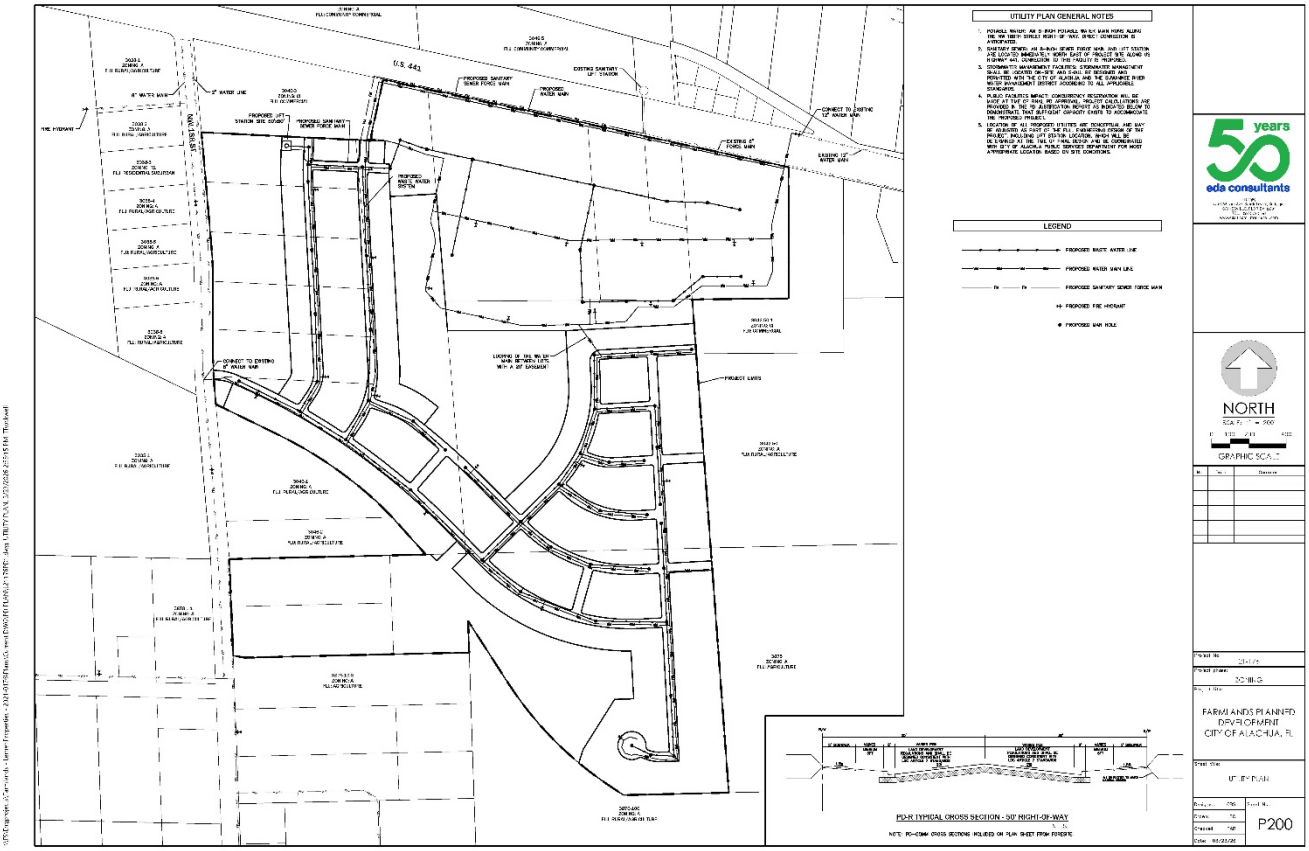


DRAFT

EXHIBIT "C"


GENERAL PD MASTER PLAN NOTES
U.S. 441
NW 188TH LN
PD-COM ZONING
PD-R ZONING
A
B
C
LAND USE DATA
DEVELOPMENT STANDARDS
INDEX OF PLANS
LEGEND
NORTH
GRAPHIC SCALE
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
P100


US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
C1
C2
C3
C4
C5
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
PD MASTER PLAN
P101



City of Alachua
Page 18
Page 110 of 967

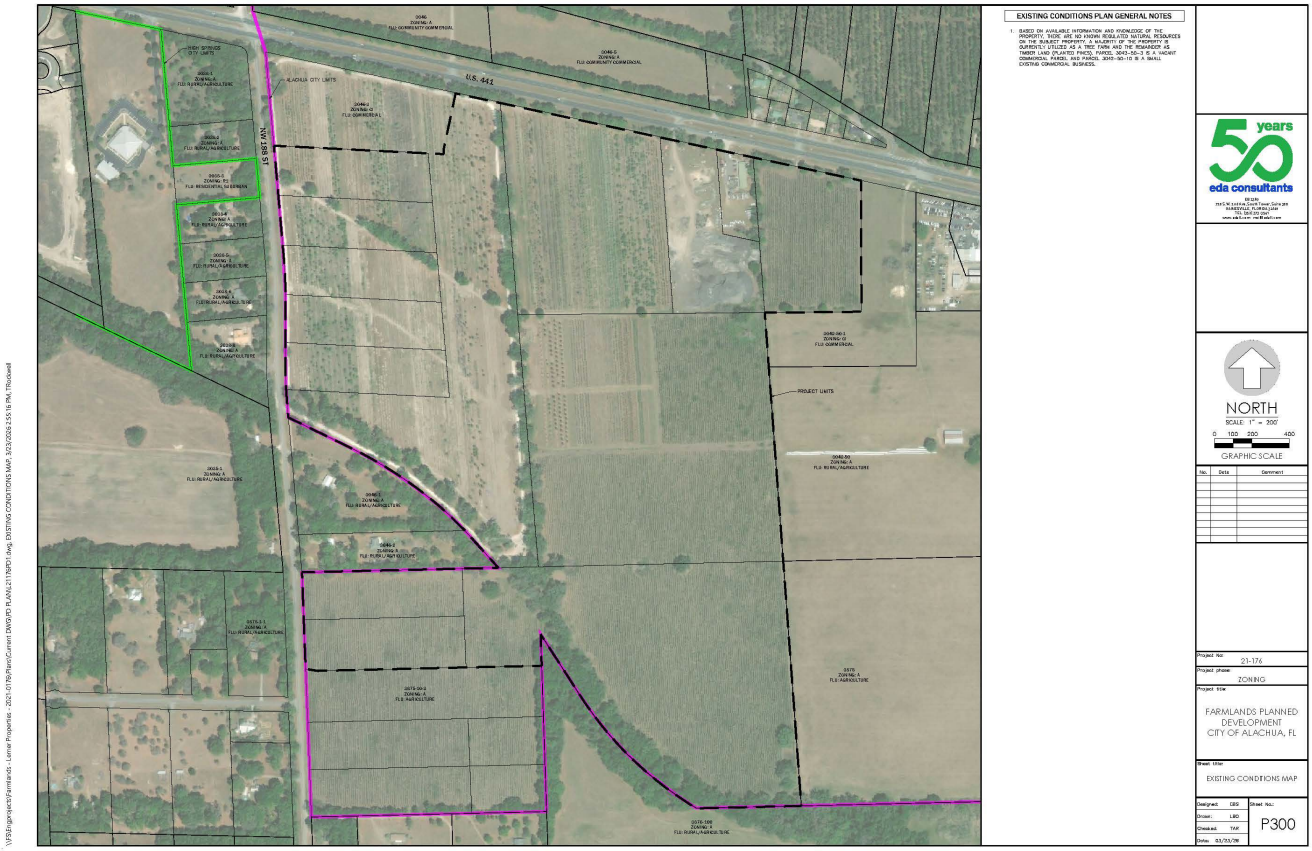

EXISTING CONDITIONS PLAN GENERAL NOTES
1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A MAJORITY OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES). PARCEL 3042-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3040-50-10 IS A SMALL EXISTING COMMERCIAL BUSINESS.
U.S. 441
NW 188 ST
ALACHUA CITY LIMITS
PROJECT LIMITS
50 years
eda consultants
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
No. Date Comment
Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: EXISTING CONDITIONS MAP
Designed: CBS
Drawn: LBO
Checked: TAK
Date: 03/23/26
Sheet No.: P300

EXHIBIT "D"

EXECUTED PD AGREEMENT
INCOPROATED BY REFERENCE

DRAFT

EXHIBIT "B"
TO
PR26-0002 | FARMLANDS COMMERCIAL
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

DRAFT PD AGREEMENT

PLANNED DEVELOPMENT REGULATORY AGREEMENT
FOR THE FARMLANDS PLANNED DEVELOPMENT PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, 2026, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a Florida municipal corporation, and **AYLA, LLC**, a Florida limited liability company, **FIRST COAST ROAD RANGERS, LLC**, a Florida limited liability company, **JACK'S SMALL ENGINE REPAIR LLC**, a Florida limited liability company, **JTFA LLC**, a Florida limited liability company, and their successors or assigns (together as the "Property Owners" or "Developer"). The City and the Property Owners may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as the **Farmlands Planned Development ("Project")**, which is proposed to consist of ±182-acres; and,

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property"); and,

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Community Commercial ("CC"), Commercial Intensive ("CI"), and Planned Development – Residential ("PD-R") to PD-R and Planned Development-Commercial ("PD-Comm") has been filed with the City; and,

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended _____ of the proposed rezoning from CC, CI, and PD-R to PD-R and PD-COMM at a quasi-judicial public hearing held on April 21, 2026; and,

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on _____, 2026, to consider the proposed rezoning of the Property pursuant to Ordinance Number 26-XX; and,

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 26-XX; and,

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved.

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. The Developer shall plan and construct, at the Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance 26-XX, which is attached hereto as Exhibit "B" and agreed to by the Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **final PD plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance 26-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the one (1) year period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to Ordinance 26-XX and this PD Agreement. If a **final PD plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning district of CC, CI, and PD-R.

4. The Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission through an amendment to Ordinance Number 26-XX and this PD Agreement.

5. The approval and execution of this PD Agreement does not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

6. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a preliminary plat, construction plans, final plat, or a site plan for the Project, or for any part or section thereof, for the Developer or their successors or assigns.

7. Nothing contained in this PD Agreement shall relieve the Developer, or their successors, assigns, or anyone acting on the Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Developer, and their contractors, subcontractors, or anyone for whose acts the Developer or their contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

8. The Developer, or their successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, or their successors and/or assigns, and their contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer, or their contractors or subcontractors, may be liable or responsible. The Developer, or their successors and/or assigns, further agrees that the Developer, or their successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Developer, or their successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Developer, or their successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

9. The Developer, or their successors and/or assigns, shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance 26-XX.

10. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Developer's, or their successors' and/or assigns', compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

11. Except as otherwise provided in this PD Agreement, any notice, request, or approval from any party to the other parties must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

ATTN: Planning Division
City of Alachua
P.O. Box 9
Alachua, Florida 32616

Property Owners:

Keith E. Lerner
AYLA, LLC
14276 SW 4th Place
Newberry, Florida 32669

Donald M. Adkison
First Coast Road Rangers, LLC
11461 Boote Boulevard
Jacksonville, Florida 32218

Mark Singleton
Jack's Small Engine Repair LLC
16530 NW US 441
Alachua, Florida 32615

Keith E. Lerner
JTFA LLC
14276 SW 4th Place
Newberry, Florida 32669

DRAFT

12. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

13. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

14. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

15. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Property Owners expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to the Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

16. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

17. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

18. The Property Owners agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance 26-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

19. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

20. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Property Owners shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, the Property Owners' remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall the Property Owners, their successors or assigns, have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

21. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

[SIGNATURES BEGIN NEXT PAGE]

DRAFT

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

AYLA, LLC

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of AYLA, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

WITNESSES

FIRST COAST ROAD RANGERS, LLC

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

_____
By: Donald M. Adkison
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 2026 by Donald M. Adkison, as Manager & Registered Agent of First Coast Road Rangers, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

JACK'S SMALL ENGINER REPAIR LLC

_____
By: Mark Singleton
Its: Manager & Authorized Person

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Mark Singleton, as Manager & Authorized Person of Jack's Small Engine Repair LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

JTFA LLC

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of JTFA LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

ATTEST:

CITY OF ALACHUA

_____
Rodolfo Valladares, City Manager/Clerk

_____
Walter Welch, Mayor

APPROVED AS TO FORM:

_____
Scott Walker, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this_____ day of _____, 2026 by Walter Welch, Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[END SIGNATURES]

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID

SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51’13” EAST, 868.58 FEET); THENCE NORTH 88°41’22” EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14’37” WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48’45” WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11’15” EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR: Planned Development – Commercial (“PD-COMM”)

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

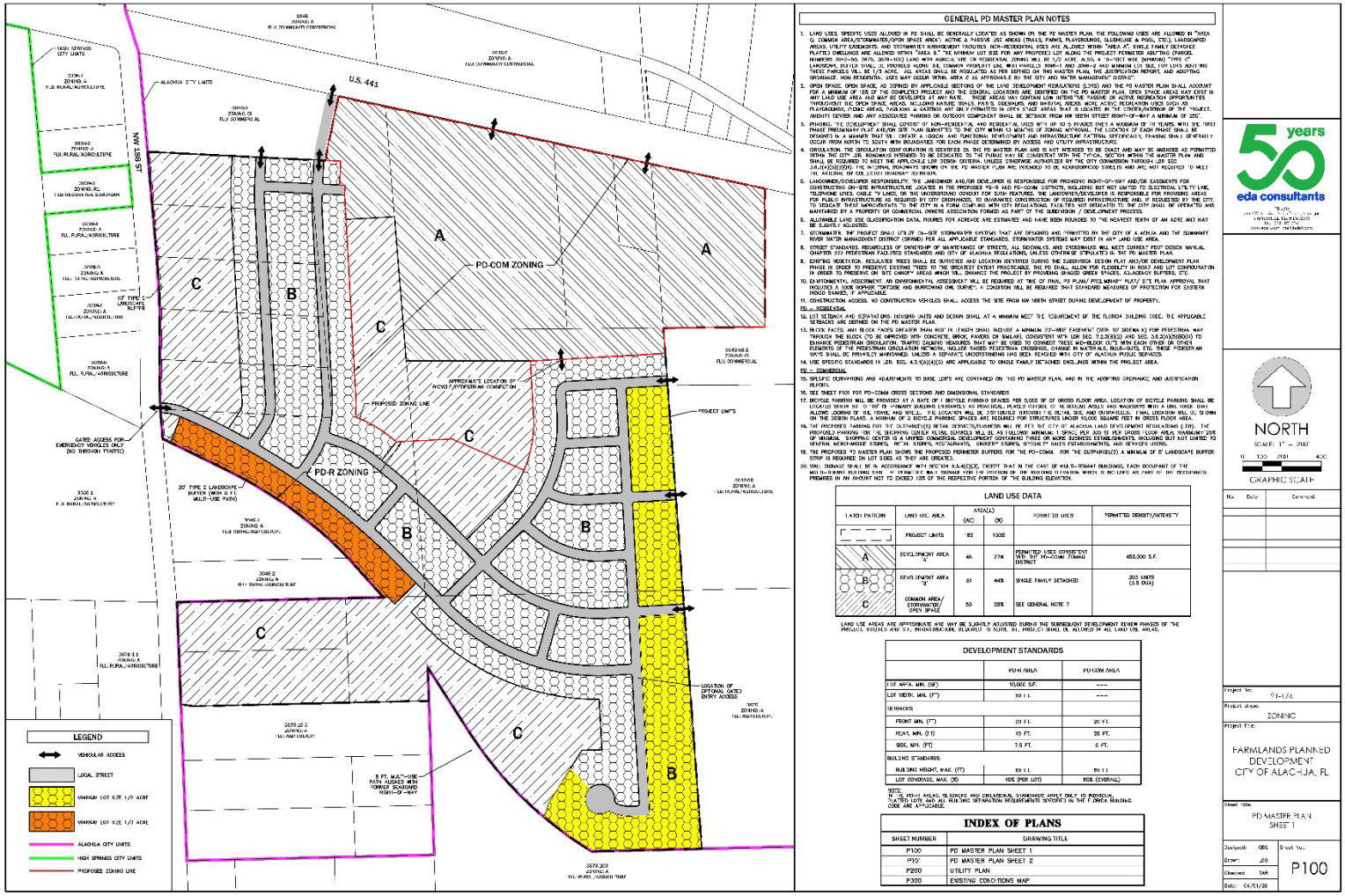
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A

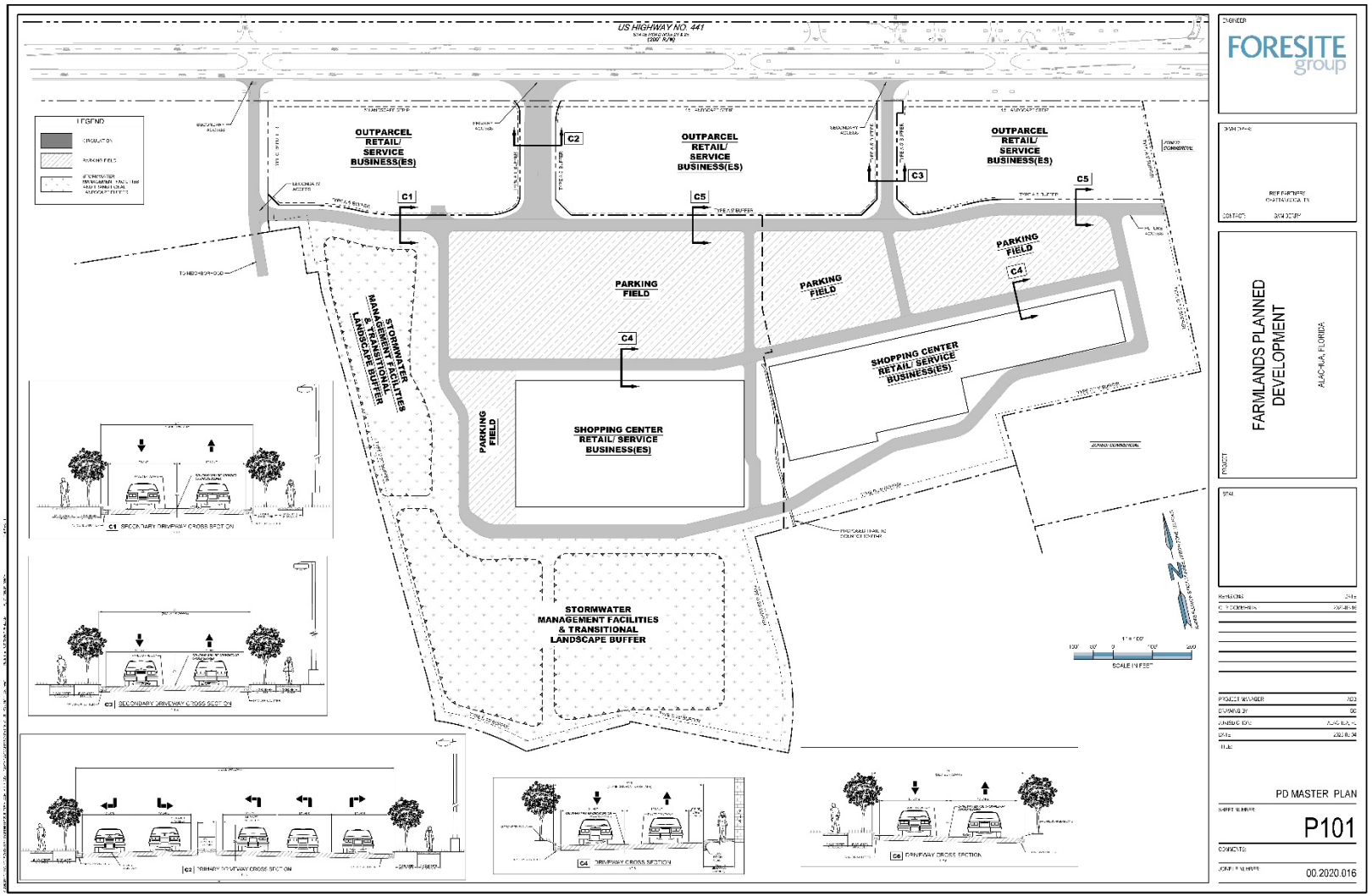
DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

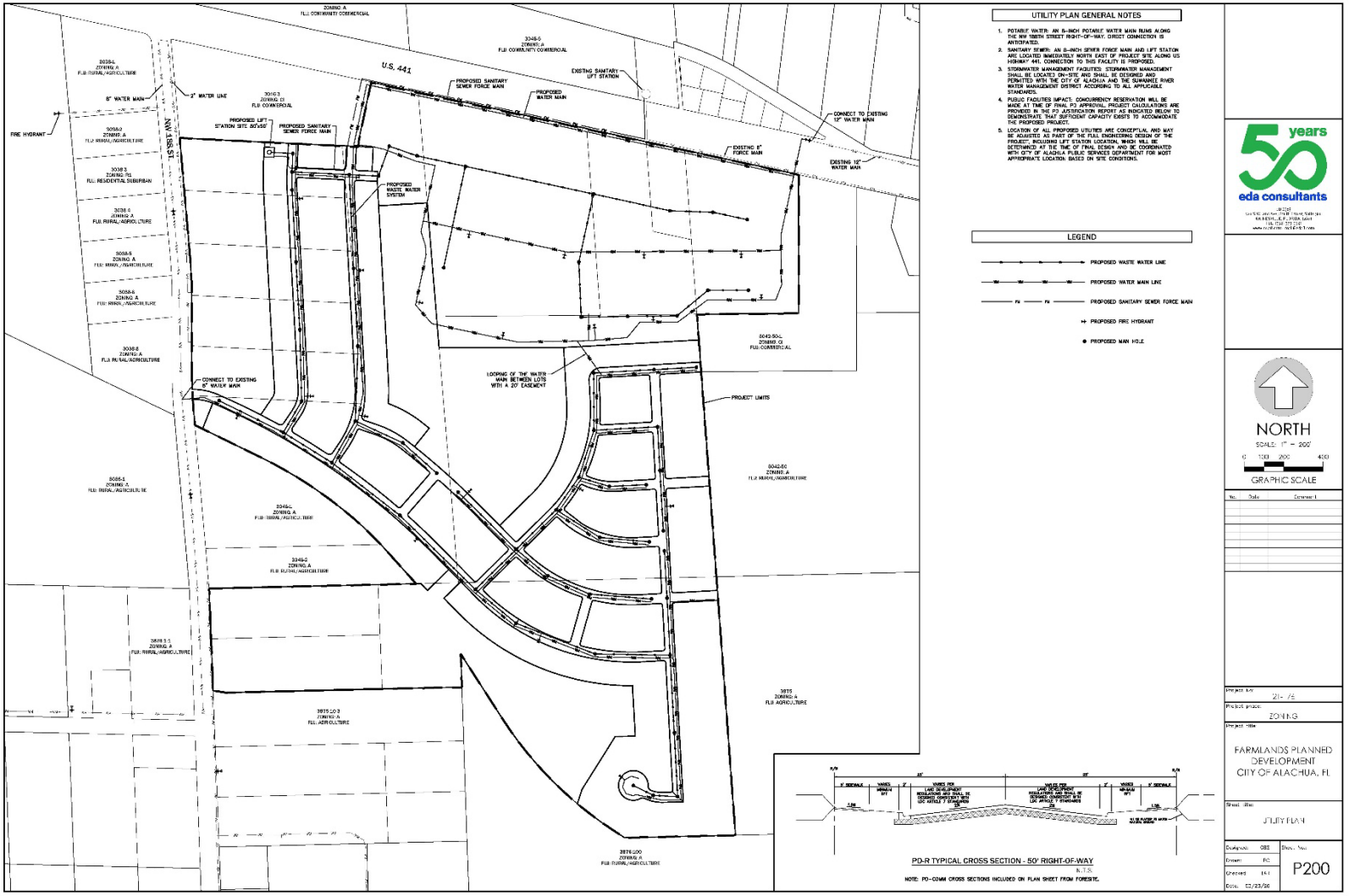
CONTAINING 60.76 ACRES, MORE OR LESS.

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

EXHIBIT "C"
PD MASTER PLAN




US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
C1
C2
C3
C4
C5
C1 SECONDARY DRIVEWAY CROSS SECTION
C2 SECONDARY DRIVEWAY CROSS SECTION
C2 PRIMARY DRIVEWAY CROSS SECTION
C4 DRIVEWAY CROSS SECTION
C6 DRIVEWAY CROSS SECTION
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
ALACHUA, FLORIDA
PD MASTER PLAN
P101
00.2020.016


UTILITY PLAN GENERAL NOTES
1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.
LEGEND
PROPOSED WASTE WATER LINE
PROPOSED WATER MAIN LINE
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED FIRE HYDRANT
PROPOSED MAN HOLE
U.S. 441
NW 188 ST
PROJECT LIMITS
LOOPING OF THE WATER MAIN BETWEEN LOTS WITH A 20' EASEMENT
CONNECT TO EXISTING 8" WATER MAIN
CONNECT TO EXISTING 12" WATER MAIN
EXISTING 8" FORCE MAIN
EXISTING 12" WATER MAIN
PROPOSED WASTE WATER SYSTEM
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED WATER MAIN
EXISTING SANITARY LIFT STATION
FIRE HYDRANT
8" WATER MAIN
2" WATER LINE
PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY
N.T.S.
NOTE: PD-COMM CROSS SECTIONS INCLUDED ON PLAN SHEET FROM FORESITE.
50 years
eda consultants
NORTH
SCALE: 1" = 200'
GRAPHIC SCALE
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
P200

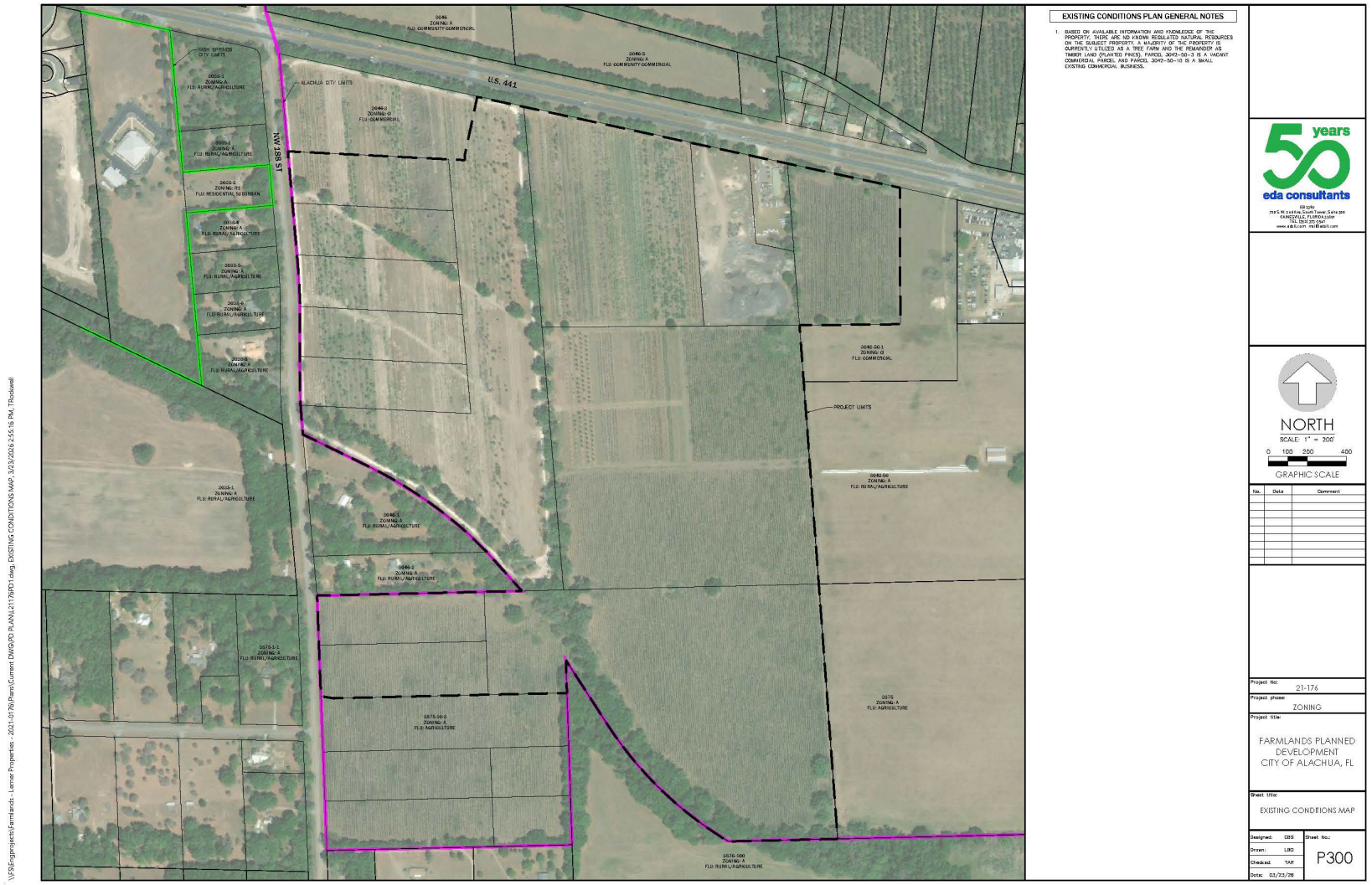

EXISTING CONDITIONS PLAN GENERAL NOTES
1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A MAJORITY OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES). PARCEL 3043-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3043-50-10 IS A SMALL EXISTING COMMERCIAL BUSINESS.
U.S. 441
NW 188 ST
ALACHUA CITY LIMITS
PROJECT LIMITS
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
eda consultants
Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: EXISTING CONDITIONS MAP
Designed: CBS
Drawn: LBD
Checked: TAR
Date: 03/23/26
Sheet No.: P300

EXHIBIT "C"
TO
PR26-0002 | FARMLANDS COMMERCIAL
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

GSE Engineering & Consulting, Inc.

April 1, 2026

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

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

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

Background Information

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

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

Data Review

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

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

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
352-377-3233 Phone ◆ 352-377-0335 Fax
www.gseengineering.com

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

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

Technical Analysis

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

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

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

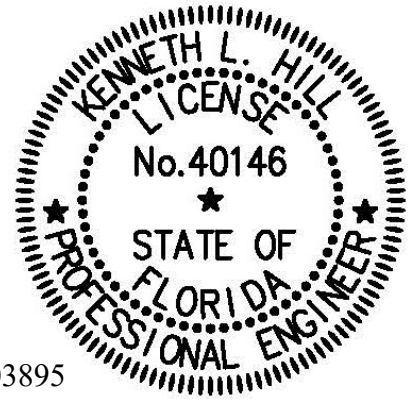
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies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

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

Closure

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

Sincerely,
GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

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

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

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

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

Distribution: Addressee (1)
File (1)

EXHIBIT "D"
TO
PR26-0002 | FARMLANDS COMMERCIAL
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

April 1, 2026

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

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

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

Application #: PSSC26-0002; PR26-0002

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

Dear Clay Sweger & Gerry Dedenbach,

On April 1, 2026, the City of Alachua received your revised small-scale Comprehensive Plan amendment and site-specific amendment to the Official Zoning Atlas applications for the Farmlands Commercial project. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **April 21, 2026,** Planning & Zoning Board meeting.

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

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

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, April 20, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

March 26, 2026

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

Clay Sweger
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720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

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

Application #: PSSC26-0002; PR26-0002

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

Dear Clay Sweger & Gerry Dedenbach,

On March 24, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, March 31, 2026**. A total of three copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April, 2026, Planning & Zoning Board (PZB) Meeting**.

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

Notice, the Applicant has an outstanding fee of $3,125.00 that must be paid upon resubmittal, or review will not continue, per Resolution 24-05.

Address the following insufficiencies:

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

PR26-0002 - Farmlands Rezoning

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

1. **Parking Master Plan**
   e. Note 2. The current bicycle parking requirement (assuming a full build-out scenario) would be approximately 148 spaces. A rate of 1 bicycle space per 10,000 square feet would yield a requirement of approximately 45 spaces (less than one-third of the current requirement). A rate of 1 bicycle space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet, if proper justification can be provided. Revise and provided justification.
   Response: The application has been revised to a rate of 1 bicycle parking space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet. Based on the business use types, bicycle access to/from the site will be adequately accommodated with parking placed conveniently near business entries and/or between tenants to promote clear access, parking, and visibility to the non-motorized means of travel.
   Remaining Deficiency: Add the following language to the end of General Note 17 on sheet P100: "A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area."
   h. The Development Standards Table does not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
      ii. Maximum Lot Coverage does not refer to FAR, but rather, impervious surface area. Revise to reflect this standard accordingly.
      Response: The note has been revise to reflect the impervious surface area ratio.
      Remaining Deficiency: Staff notes that a 17% impervious surface area ratio (ISR) seems constrained. Please confirm that this 17% ISR figure is correct.

3. **Miscellaneous**
   b. Remove all code alterations at the end of the justification report. If the deviation is not allowed by Table 3.6-3 and not noted on the PD Master Plan, it will not be incorporated into the PD. Justification as to the deviations can still be included in this report.
   Response: Acknowledged.
   Remaining Deficiency: The Applicant removed all previously proposed code alterations, but included a new one related to Section 6.5. As previously stated, if the deviation is not noted on the PD Master Plan, it will not be incorporated into the PD.

   Regarding the justification provided, the justification addresses what the deviation will accomplish, but not why it's necessary. Revise justification.

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

March 16, 2026

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

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Application #: PSSC26-0002; PR26-0002

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

Dear Clay Sweger & Gerry Dedenbach,

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

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

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

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

Address the following insufficiencies:

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

PR26-0002 - Farmlands Rezoning

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

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

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

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

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

      Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.
   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.

      Response: None provided.

      Remaining Deficiency: Respond.

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

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

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

5. **PD Master Plan**

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

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

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

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

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

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

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

7. **Miscellaneous**

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

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

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

Additional Deficiencies to be Addressed

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

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

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

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

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

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **March 16, 2026**

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

FROM: **Linnelle Stewart** LD
Project Manager

Tom Ridgik, P.E.
Engineering Supervisor

RE: **Farmlands Planned Development**

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

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

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

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

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **February 24, 2026**

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

FROM: **Linnelle Stewart**
Public Services Project Manager
Tom Ridgik, P.E.
Engineering Supervisor

RE: **Farmlands Planned Development**

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

NO.	COMMENTS
1	Sheet P200- Engineer to reconcile inconsistencies between this sheet and developer's DRAFT Conceptual Site Plan. In particular, locations of proposed water mains and proposed lift station. City suggests meeting with staff prior to resubmittal. **Revise and Resubmit**
	END OF COMMENTS

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 17, 2026

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

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Application #: PSSC26-0002; PR26-0002

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

Dear Clay Sweger & Gerry Dedenbach,

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

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

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

Address the following insufficiencies:

Deficiencies to be Addressed

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

PSSC26-0002 – Farmlands SSCPA

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

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

PR26-0002 - Farmlands Rezoning

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

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

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

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

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

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

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

NAME & DESCRIPTION OF PROJECT Farmlands PD UPDATED REZ(246-72=174 SF Units)

A proposed rezoning that reduces the maximum permitted density from 275 to 203 units (-72).

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

Tax Parcel Numbers 3046-3-0, 3046-3-1, 3046-3-2, 03046-3-3, 3046-3-4, 3046-3-5, 3042-50-3

3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage 182+/-

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 174
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

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

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	174	**units X 0.12 Elementary School Multiplier**	21	**Student Stations**
MIDDLE	174	**units X 0.06 Middle School Multiplier**	11	**Student Stations**
HIGH	174	**units X 0.09 High School Multiplier**	16	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

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

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

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

PROPERTY OWNER

Name: See attached application submittal
Mailing Address
Phone:
Email

Page 2

CERTIFICATION

PROJECT NAME : Farmlands PD **PROJECT #:**

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

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

Elementary SCSA Northwest Alachua — Capacity Required 21

- ☑ Capacity Available — Available Capacity 393
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 11

- ☑ Capacity Available — Available Capacity 400
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 16

- ☑ Capacity Available — Available Capacity 147
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

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

Date: 02/13/2026

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

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

Page 3

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 5, 2026

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

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

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

Application #: PSSC26-0002; PR26-0002

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

Dear Clay Sweger & Gerry Dedenbach,

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

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

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

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 2, 2026

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

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

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

Application #: PSSC26-0002; PR26-0002

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

Dear Clay Sweger & Gerry Dedenbach,

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

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

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

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

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

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

PSSC26-0002 - Farmlands SSCPA

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

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

PR26-0002 - Farmlands Rezoning

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

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

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

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

PLANNED DEVELOPMENT REGULATORY AGREEMENT
FOR THE FARMLANDS PLANNED DEVELOPMENT PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, 2026, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a Florida municipal corporation, and **AYLA, LLC**, a Florida limited liability company, **FIRST COAST ROAD RANGERS, LLC**, a Florida limited liability company, **JACK'S SMALL ENGINE REPAIR LLC**, a Florida limited liability company, **JTFA LLC**, a Florida limited liability company, and their successors or assigns (each a "Property Owner" or "Developer" and together as the "Property Owners" or "Developers"). The City and the Property Owners may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Property Owners desire to obtain approval for a **Planned Development ("PD")** in the City known as the **Farmlands Planned Development ("Project")**, which is proposed to consist of ±182-acres; and,

WHEREAS, the Property Owners wish to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property"); and,

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Community Commercial ("CC"), Commercial Intensive ("CI"), and Planned Development – Residential ("PD-R") to PD-R and Planned Development-Commercial ("PD-Comm") has been filed with the City; and,

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from CC, CI, and PD-R to PD-R and PD-COMM at a quasi-judicial public hearing held on April 21, 2026; and,

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on June 8, 2026, to consider the proposed rezoning of the Property pursuant to Ordinance Number 26-10; and,

WHEREAS, the City and the Property Owners desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 26-10; and,

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved.

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. Each Developer shall plan and construct, at the Developer's sole expense, the portion of the Project located on the portion of Property owned by such Developer, according to the specifications set forth in the City's LDRs; Ordinance 26-10, which is attached hereto as Exhibit "B" and agreed to by the Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **final PD plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance 26-10, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the one (1) year period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to Ordinance 26-10 and this PD Agreement. If a **final PD plan** for any portion of the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning district of CC, CI, and PD-R.

4. Each Developer shall construct the portion of the Project that relates to such Developer's portion of the Property in accordance with the approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission through an amendment to Ordinance Number 26-10 and this PD Agreement.

5. The approval and execution of this PD Agreement does not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

6. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a preliminary plat, construction plans, final plat, or a site plan for the Project, or for any part or section thereof, for the Developer or their successors or assigns.

7. Nothing contained in this PD Agreement shall relieve any of the Developers, or their successors, assigns, or anyone acting on the Developers' behaves, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that a Developer, and their contractors, subcontractors, or anyone for whose acts the Developer or their contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

8. The Developer, or their successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, or their successors and/or assigns, and their contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer, or their contractors or subcontractors, may be liable or responsible. The Developer, or their successors and/or assigns, further agrees that the Developer, or their successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Developer, or their successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the

Developer, or their successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

9. The Developer, or their successors and/or assigns, shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance 26-10.

10. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure a Developer's, or their successors' and/or assigns', compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

11. Except as otherwise provided in this PD Agreement, any notice, request, or approval from any party to the other parties must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses (or such Parties and address as may be later specified by notice pursuant to this Section) are:

City:

ATTN: Planning Division
City of Alachua
P.O. Box 9
Alachua, Florida 32616

Property Owners:

Keith E. Lerner
AYLA, LLC
14276 SW 4th Place
Newberry, Florida 32669

Donald M. Adkison
First Coast Road Rangers, LLC
11461 Boote Boulevard
Jacksonville, Florida 32218

DRAFT

Mark Singleton
Jack's Small Engine Repair LLC
16530 NW US 441
Alachua, Florida 32615

Keith E. Lerner
JTFA LLC
14276 SW 4th Place
Newberry, Florida 32669

12. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

13. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

14. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

15. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Property Owners expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to the Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

16. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

17. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

18. The Property Owners agree that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance 26-10 do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

19. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

20. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Property Owners shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, the Property Owners' remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall the Property Owners, their successors or assigns, have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

21. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

[SIGNATURES BEGIN NEXT PAGE]

DRAFT

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

AYLA, LLC

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of AYLA, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

WITNESSES

FIRST COAST ROAD RANGERS, LLC

_____
(Witness No. 1 - Signature)

_____
By: Donald M. Adkison
Its: Manager & Registered Agent

_____
(Witness No. 1 - Printed)

Date: _____

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Donald M. Adkison, as Manager & Registered Agent of First Coast Road Rangers, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

JACK'S SMALL ENGINER REPAIR LLC

_____
By: Mark Singleton
Its: Manager & Authorized Person

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Mark Singleton, as Manager & Authorized Person of Jack's Small Engine Repair LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

JTFA LLC

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of JTFA LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

ATTEST:

CITY OF ALACHUA

_____
Rodolfo Valladares, City Manager/Clerk

_____
Walter Welch, Mayor

APPROVED AS TO FORM:

_____
Scott Walker, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this_____ day of _____, 2026 by Walter Welch, Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[END SIGNATURES]

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE

SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51’13” EAST, 868.58 FEET); THENCE NORTH 88°41’22” EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14’37” WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48’45” WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11’15” EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR: Planned Development – Commercial (“PD-COMM”)

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

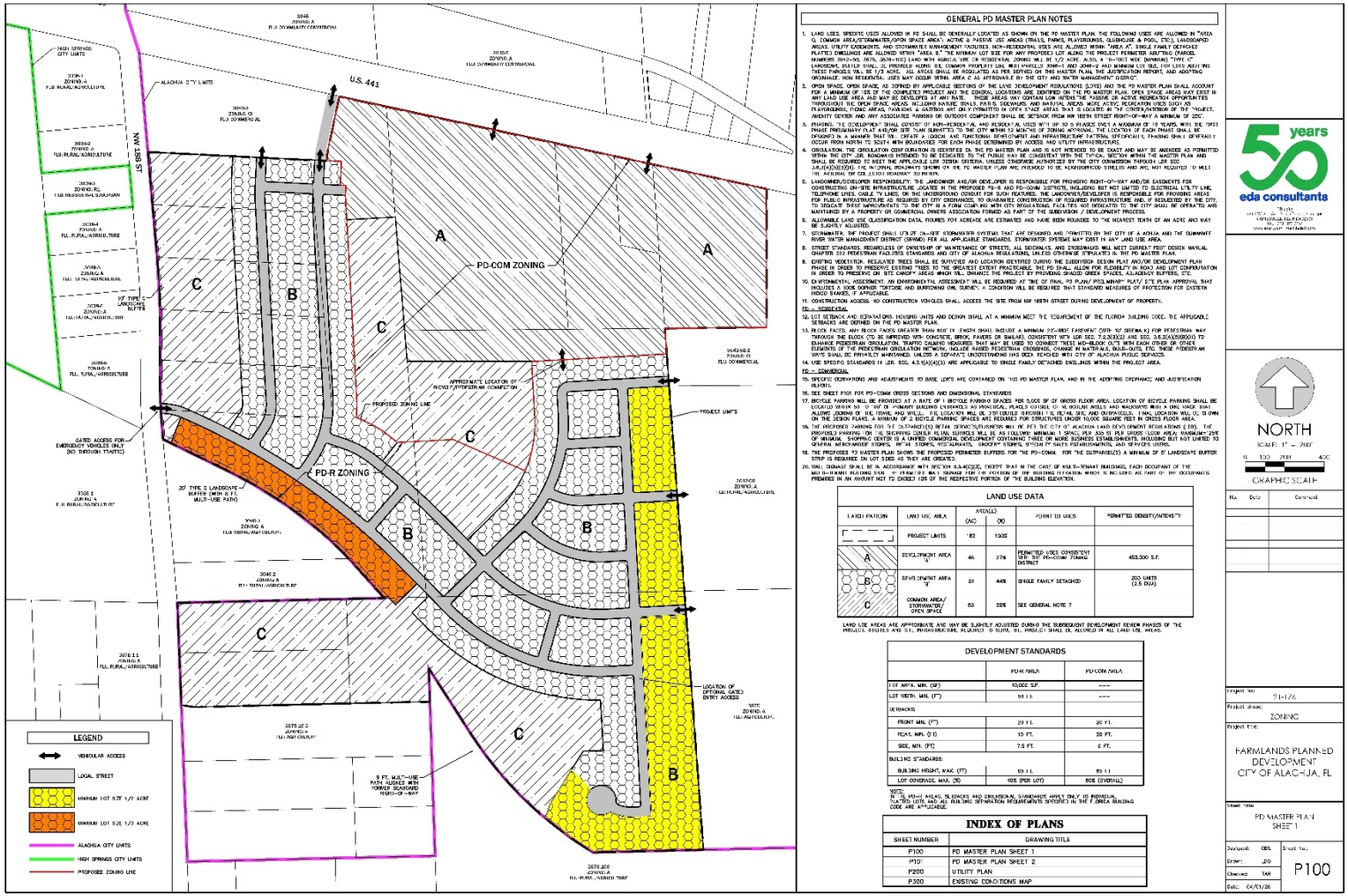
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE

971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

EXHIBIT "B"
EXECUTED/SIGNED PD ORDINANCE 26-10
TO BE ADDED ONCE RECORDED

EXHIBIT "C"
PD MASTER PLAN



GENERAL PD MASTER PLAN NOTES

1. LAND USES. SPECIFIC USES ALLOWED IN PD SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN "AREA C: COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE REC AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS, AND STORMWATER MANAGEMENT FACILITIES. NON-RESIDENTIAL USES ARE ALLOWED WITHIN "AREA A". SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN "AREA B." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING PARCEL NUMBERS 3043-NO, 3035, 3038-100 LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE 1/3 ACRE. ALSO, A 15-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE 1/3 ACRE. ALL AREAS SHALL BE REGULATED AS PER DEFINED ON THIS MASTER PLAN, THE JUSTIFICATION REPORT, AND ADOPTING ORDINANCE. NON-RESIDENTIAL USES MAY OCCUR WITHIN AREA C AS APPROVABLE BY THE CITY AND WATER MANAGEMENT DISTRICT.
2. OPEN SPACE. OPEN SPACE AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDR) AND THIS PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 15% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA, BUT MAY BE DEVELOPED IN ANY MANNER. THESE AREAS MAY CONTAIN LOW INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS, & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
3. PHASING. THE DEVELOPMENT SHALL CONSIST OF NON-RESIDENTIAL AND RESIDENTIAL USES WITH UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT AND/OR SITE PLAN SUBMITTED TO THE CITY WITHIN 12 MONTHS OF ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE.
4. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.6(A)(2)(D)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND ARE NOT REQUIRED TO MEET THE ARTERIAL OR COLLECTOR ROADWAY STANDARDS.
5. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND/OR EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE AND, IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM COMPLIANT WITH CITY REGULATIONS. FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OR COMMERCIAL OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION / DEVELOPMENT PROCESS.
6. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATED AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
7. STORMWATER. THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. STORMWATER SYSTEMS MAY EXIST IN ANY LAND USE AREA.
8. STREET STANDARDS, REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET CURRENT FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES STANDARDS AND CITY OF ALACHUA REGULATIONS, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
9. EXISTING VEGETATION. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION DESIGN PLAT AND/OR DEVELOPMENT PLAN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT PRACTICABLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT ORIENTATION IN ORDER TO PRESERVE ON SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
10. ENVIRONMENTAL ASSESSMENT. AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.
11. CONSTRUCTION ACCESS. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

PD – RESIDENTIAL

12. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
13. FRONT FACES. ANY BLOCK FACES GREATER THAN 800' IN LENGTH SHALL INCLUDE A MINIMUM 22'-WIDE EASEMENT (WITH 10' SIDEWALK) FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(A)(2) AND SEC. 3.6.3(A)(3)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
14. USE SPECIFIC STANDARDS IN LDR, SEC. 4.3.4(A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.

PD – COMMERCIAL

15. SPECIFIC DEPARTURES AND ADJUSTMENTS TO BASE LDRS ARE CONTAINED ON THIS PD MASTER PLAN, AND IN THE ADOPTING ORDINANCE AND JUSTIFICATION REPORT.
16. SEE SHEET P100 FOR PD-COM GROSS SECTIONS AND DIMENSIONAL STANDARDS
17. BICYCLE PARKING WILL BE PROVIDED AT A RATE OF 1 BICYCLE PARKING SPACES PER 5,000 SF OF GROSS FLOOR AREA. LOCATION OF BICYCLE PARKING SHALL BE LOCATED WITHIN 50' OF THE MAIN PEDESTRIAN ENTRANCE TO ANY PRINCIPAL BUILDING (EXCLUDING KIOSKS OR MODULAR BUILDINGS LESS THAN 1,000 SQUARE FEET) AND SHALL NOT BE LOCATED WITHIN ANY PUBLIC RIGHT-OF-WAY OR ALLOWING ZONING OF THE FRONT AND WHOLE. THE LOCATION WILL BE FOR DOUBLE BICYCLES (I.E. RACK, SEE AND DISPLAYED). FINAL LOCATION WILL BE SHOWN ON THE DESIGN PLANS. A MINIMUM OF 1 BICYCLE PARKING SPACES ARE REQUIRED FOR STRUCTURES UNDER 10,000 SQUARE FEET OF GROSS FLOOR AREA.
18. THE PROPOSED PARKING FOR THE DETAILED RETAIL SERVICE/BUSINESS WILL BE PER THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS (LDR). THE PROPOSED PARKING ON THE SHOPPING CENTER RETAIL SERVICES WILL BE AS FOLLOWS: MINIMUM 1 SPACE PER 300 SF PER GROSS FLOOR AREA; MAXIMUM=125% OF MINIMUM. SHOPPING CENTER IS A UNIFIED COMMERCIAL DEVELOPMENT CONSISTING THREE OR MORE BUSINESS ESTABLISHMENTS, INCLUDING BUT NOT LIMITED TO GENERAL MERCHANDISE STORES, RETAIL STORES, RESTAURANTS, GROCERY STORES, SPECIALTY SALES ESTABLISHMENTS, AND SERVICES USES.
19. THE PROPOSED PD MASTER PLAN SHOWS THE PROPOSED PERIMETER BUFFER FOR THE PD-COM. FOR THE PD-R, A MINIMUM 20' LANDSCAPE BUFFER STRIP IS REQUIRED ON LOT SIDES AS THEY ARE CREATED.
20. WALL SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 6.3.4(C)(3)(C), EXCEPT THAT IN THE CASE OF MULTI-TENANT BUILDINGS, EACH OCCUPANT OF THE MULTI-TENANT BUILDING SHALL BE PERMITTED WALL SIGNAGE FOR THE PORTION OF THE BUILDING ELEVATION WHICH IS INCLUDED AS PART OF THE OCCUPANTS PREMISES IN AN AMOUNT NOT TO EXCEED 10% OF THE RESPECTIVE PORTION OF THE BUILDING ELEVATION.

LAND USE DATA

LATCH PATTERN	LAND USE AREA	AREA(S) (AC)	AREA(S) (%)	PERMITTED USES	PERMITTED DENSITY/INTENSITY
	PROJECT LIMITS	182	100%		
A	DEVELOPMENT AREA	46	27%	PERMITTED USES CONSISTENT WITH THE PD-COM ZONING DISTRICT	462,000 S.F.
B	DEVELOPMENT AREA 'B'	68	44%	SINGLE FAMILY DETACHED	203 UNITS (2.5 DU/A)
C	COMMON AREA/ STORMWATER/ OPEN SPACE	53	29%	SEE GENERAL NOTE 7	

LAND USE AREAS ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. BUILDS AND SITE INFRASTRUCTURE, REQUIRED TO SUPPORT THE PROJECT, SHALL BE ALLOWED IN ALL LAND USE AREAS.

DEVELOPMENT STANDARDS

	PD-R AREA	PD-COM AREA
LOT AREA, MIN. (SF)	10,000 S.F.	---
LOT WIDTH, MIN. (FT)	90 FT.	---
SETBACKS:		
FRONT MIN. (FT)	20 FT.	25 FT.
REAR, MIN. (FT)	15 FT.	20 FT.
SIDE, MIN. (FT)	7.5 FT.	0 FT.
BUILDING STANDARDS:		
BUILDING HEIGHT, MAX. (FT)	50 FT.	50 FT.
LOT COVERAGE, MAX. (%)	40% (PER LOT)	80% (OVERALL)

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

INDEX OF PLANS

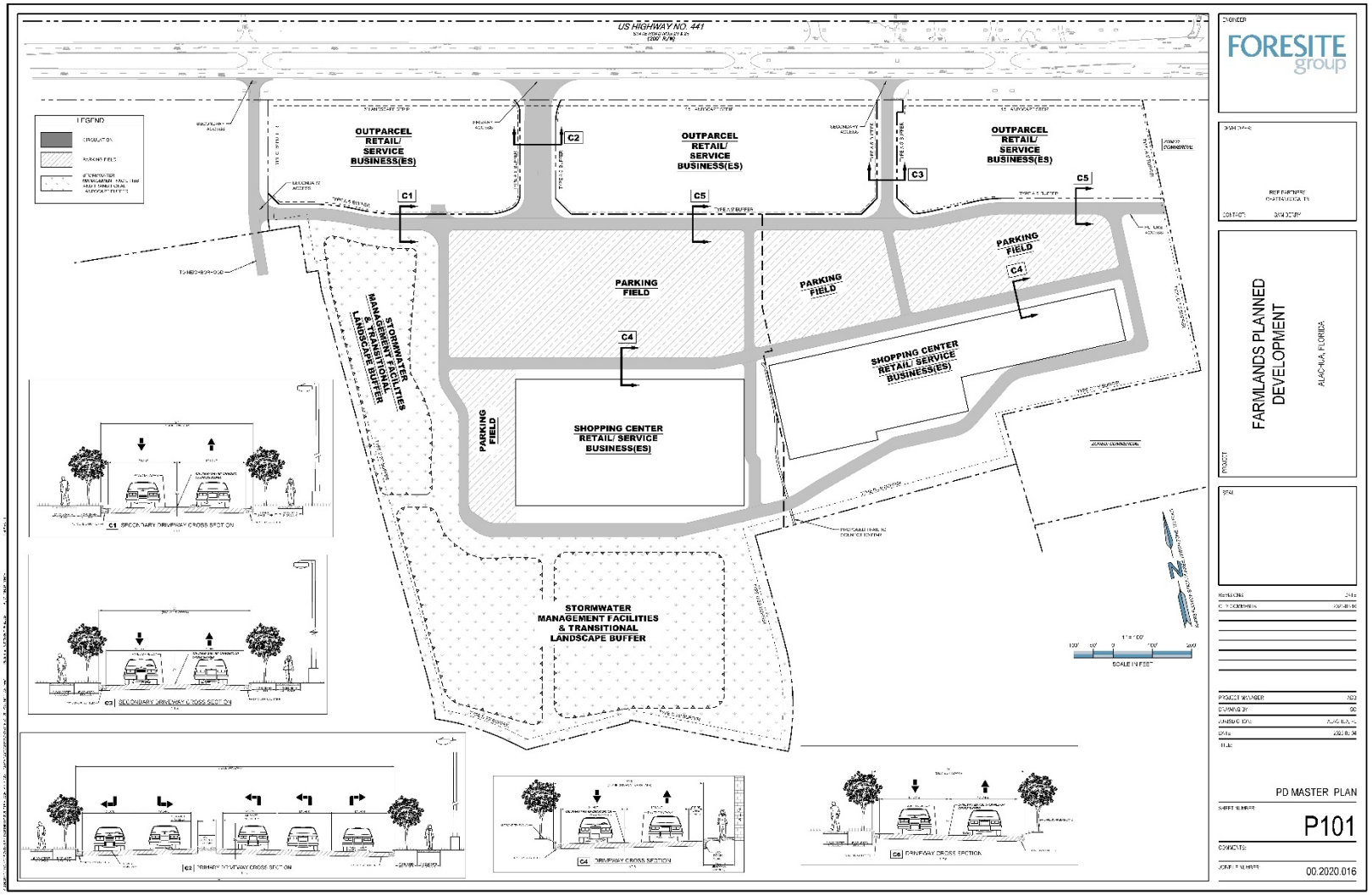
SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN SHEET 1
P101	PD MASTER PLAN SHEET 2
P200	UTILITY PLAN
P300	EXISTING CONDITIONS MAP

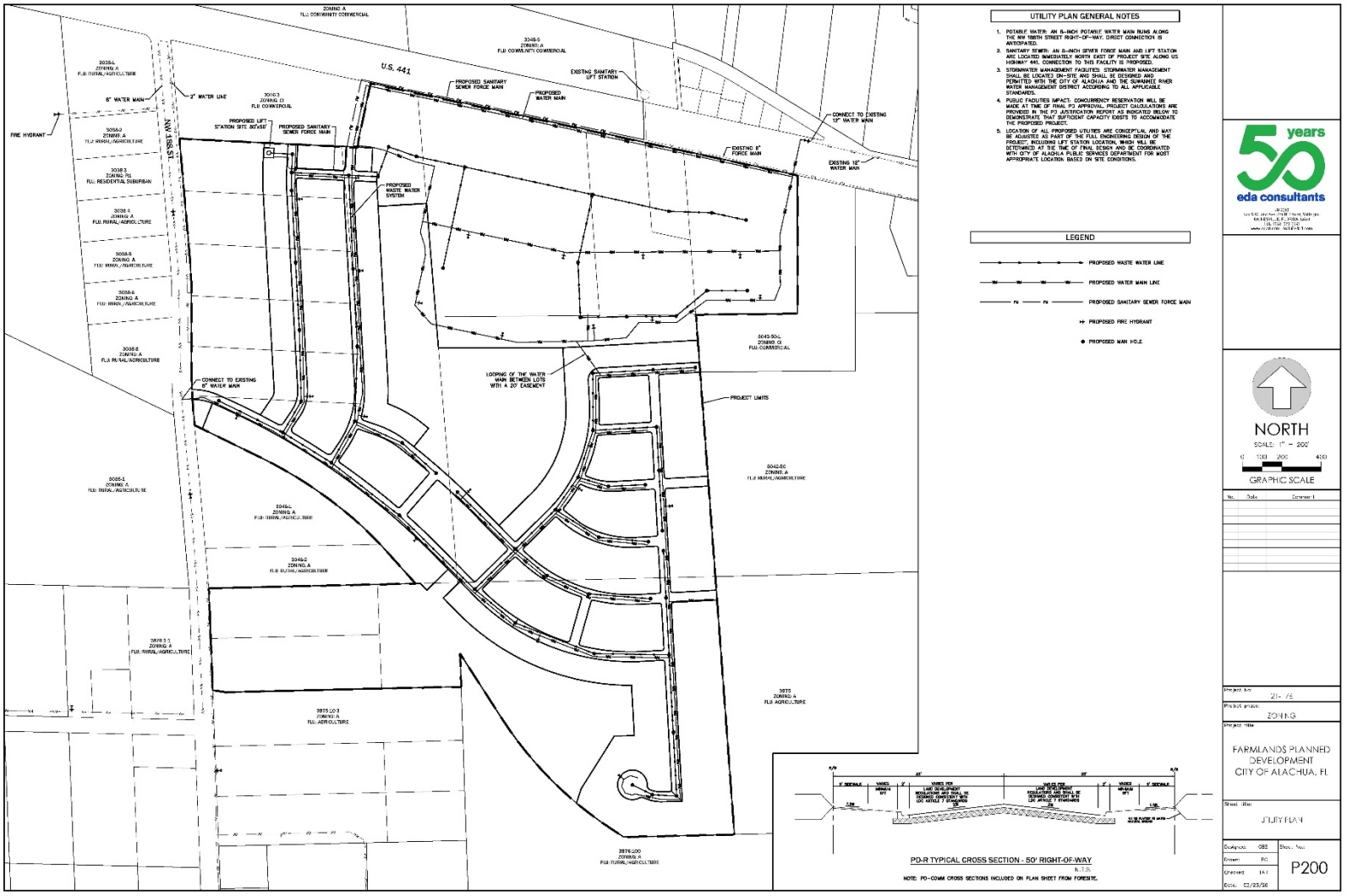
50 years
eda consultants

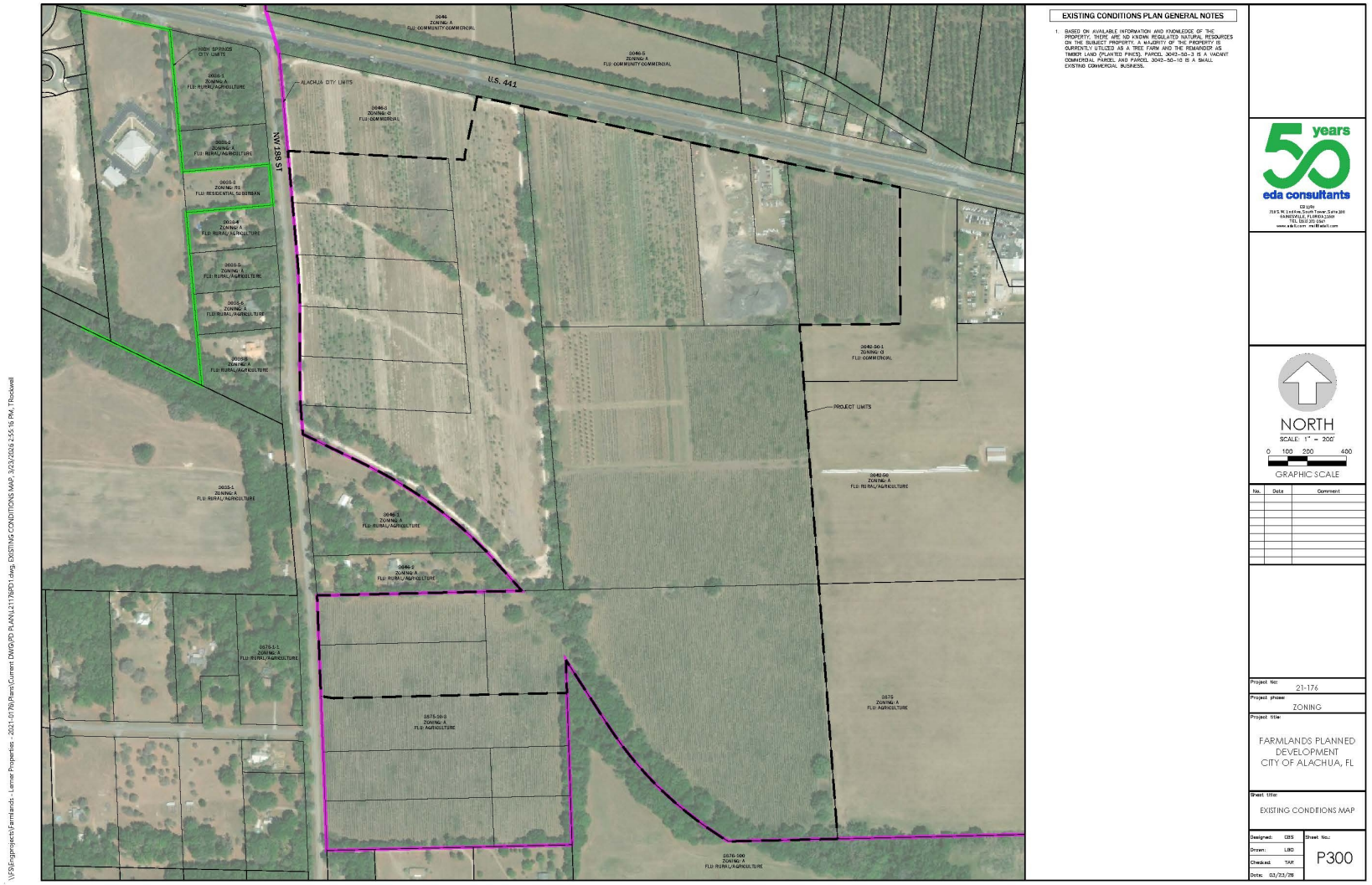
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

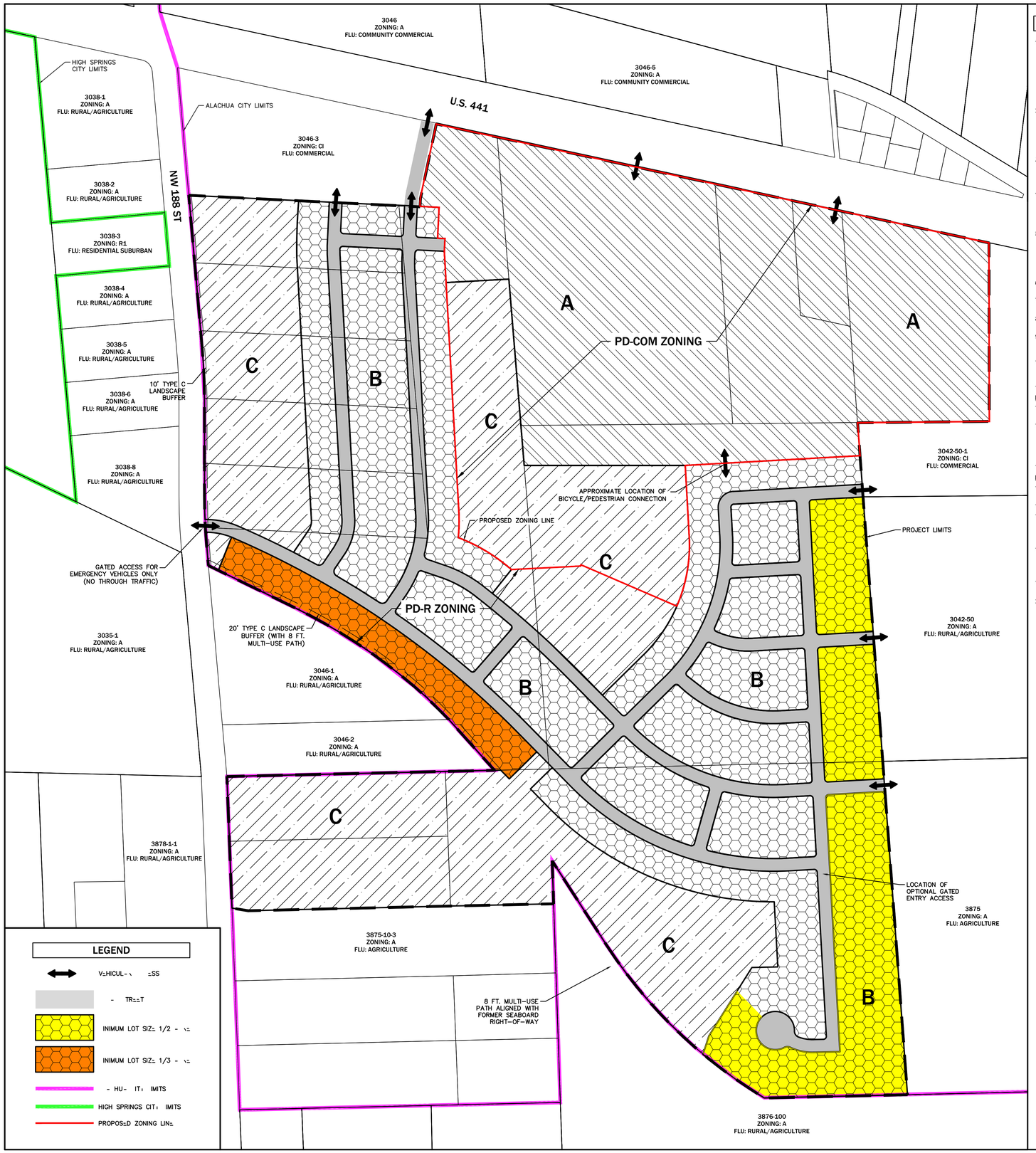
Project No: 21-176
Project Name: ZONING
Project Title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet Title: PD MASTER PLAN SHEET 1
Designed: OBS
Drawn: JD
Checked: TAP
Date: 04/01/26
Sheet No.: P100


US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
PARKING FIELD
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
C1
C2
C3
C4
C5
C1 SECONDARY DRIVEWAY CROSS SECTION
C2 SECONDARY DRIVEWAY CROSS SECTION
C3 PRIMARY DRIVEWAY CROSS SECTION
C4 DRIVEWAY CROSS SECTION
C5 DRIVEWAY CROSS SECTION
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
ALACHUA, FLORIDA
PD MASTER PLAN
P101
00.2020.016


UTILITY PLAN GENERAL NOTES
1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 186TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.
LEGEND
PROPOSED WASTE WATER LINE
PROPOSED WATER MAIN LINE
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED FIRE HYDRANT
PROPOSED MAN HOLE
U.S. 441
NW 188TH ST
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED WATER MAIN
EXISTING SANITARY LIFT STATION
EXISTING 8" FORCE MAIN
EXISTING 12" WATER MAIN
CONNECT TO EXISTING 12" WATER MAIN
PROPOSED LIFT STATION SITE 30'x30'
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED WASTE WATER SYSTEM
FIRE HYDRANT
8" WATER MAIN
2" WATER LINE
CONNECT TO EXISTING 8" WATER MAIN
LOOPING OF THE WATER MAIN BETWEEN LOTS WITH A 20' EASEMENT
PROJECT LIMITS
PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY
N.T.S.
NOTE: PD-COMM CROSS SECTIONS INCLUDED ON PLAN SHEET FROM FORESITE.
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
50 years
eda consultants
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
ZONING
P200



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



GENERAL PD MASTER PLAN NOTES

1. LAND USES. SPECIFIC USES ALLOWED IN PD SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN "AREA C; COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS, AND STORMWATER MANAGEMENT FACILITIES. NON-RESIDENTIAL USES ARE ALLOWED WITHIN "AREA A". SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN "AREA B." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE 1/2 ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE 1/3 ACRE. ALL AREAS SHALL BE REGULATED AS PER DEFINED ON THIS MASTER PLAN, THE JUSTIFICATION REPORT, AND ADOPTING ORDINANCE. NON RESIDENTIAL USES MAY OCCUR WITHIN AREA C AS APPROVABLE BY THE CITY AND WATER MANAGEMENT DISTRICT.
2. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
3. PHASING. THE DEVELOPMENT SHALL CONSIST OF NON-RESIDENTIAL AND RESIDENTIAL USES WITH UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT AND/OR SITE PLAN SUBMITTED TO THE CITY WITHIN 12 MONTHS OF ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE.
4. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND ARE NOT REQUIRED TO MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
5. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND/OR EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE AND, IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM COMPLING WITH CITY REGULATIONS. FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OR COMMERCIAL OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION / DEVELOPMENT PROCESS.
6. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
7. STORMWATER. THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. STORMWATER SYSTEMS MAY EXIST IN ANY LAND USE AREA.
8. STREET STANDARDS. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET CURRENT FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES STANDARDS AND CITY OF ALACHUA REGULATIONS, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
9. EXISTING VEGETATION. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION DESIGN PLAT AND/OR DEVELOPMENT PLAN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT PRACTICABLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
10. ENVIRONMENTAL ASSESSMENT. AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.
11. CONSTRUCTION ACCESS. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

PD – RESIDENTIAL

12. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
13. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 20'-WIDE EASEMENT (WITH 10' SIDEWALK) FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
14. USE SPECIFIC STANDARDS IN LDR. SEC. 4.3.1(A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.

PD – COMMERCIAL

15. SPECIFIC DERIVATIONS AND ADJUSTMENTS TO BASE LDR'S ARE CONTAINED ON THIS PD MASTER PLAN, AND IN THE ADOPTING ORDINANCE AND JUSTIFICATION REPORT.
16. SEE SHEET P101 FOR PD-COMM CROSS SECTIONS AND DIMENSIONAL STANDARDS.
17. BICYCLE PARKING WILL BE PROVIDED AT A RATE OF 1 BICYCLE PARKING SPACES PER 5,000 SF OF GROSS FLOOR AREA. LOCATION OF BICYCLE PARKING SHALL BE LOCATED WITHIN 50 TO 100' OF PRIMARY BUILDING ENTRANCES AS PRACTICAL, PLACED OUTSIDE OF VEHICULAR AISLES AND WALKWAYS WITH A BIKE RACK THAT ALLOWS LOCKING OF THE FRAME AND WHEEL. THE LOCATION WILL BE DISTRIBUTED THROUGH THE RETAIL SITE AND OUTPARCELS. FINAL LOCATION WILL BE SHOWN ON THE DESIGN PLANS. A MINIMUM OF 2 BICYCLE PARKING SPACES ARE REQUIRED FOR STRUCTURES UNDER 10,000 SQUARE FEET IN GROSS FLOOR AREA.
18. THE PROPOSED PARKING FOR THE OUTPARCEL(S) RETAIL SERVICES/BUSINESS WILL BE PER THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS (LDR). THE PROPOSED PARKING FOR THE SHOPPING CENTER RETAIL SERVICES WILL BE AS FOLLOWS: MINIMUM: 1 SPACE PER 305 SF PER GROSS FLOOR AREA; MAXIMUM=125% OF MINIMUM. SHOPPING CENTER IS A UNIFIED COMMERCIAL DEVELOPMENT CONTAINING THREE OR MORE BUSINESS ESTABLISHMENTS, INCLUDING BUT NOT LIMITED TO GENERAL MERCHANDISE STORES, RETAIL STORES, RESTAURANTS, GROCERY STORES, SPECIALTY SALES ESTABLISHMENTS, AND SERVICES USERS.
19. THE PROPOSED PD MASTER PLAN SHOWS THE PROPOSED PERIMETER BUFFERS FOR THE PD-COMM. FOR THE OUTPARCEL(S) A MINIMUM OF 5' LANDSCAPE BUFFER STRIP IS REQUIRED ON LOT SIDES AS THEY ARE CREATED.
20. WALL SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 6.5.4(C)(3), EXCEPT THAT IN THE CASE OF MULTI-TENANT BUILDINGS, EACH OCCUPANT OF THE MULTI-TENANT BUILDING SHALL BE PERMITTED WALL SIGNAGE FOR THE PORTION OF THE BUILDING ELEVATION WHICH IS INCLUDED AS PART OF THE OCCUPANT'S PREMISES IN AN AMOUNT NOT TO EXCEED 10% OF THE RESPECTIVE PORTION OF THE BUILDING ELEVATION.

LAND USE DATA

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

LAND USE AREAS ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

DEVELOPMENT STANDARDS

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

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

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD M- T=R PL- H==T 1
P101	PD M- T=R PL- H==T 2
P200	UTILITY PL
	=XISTING CONDITIONS M-

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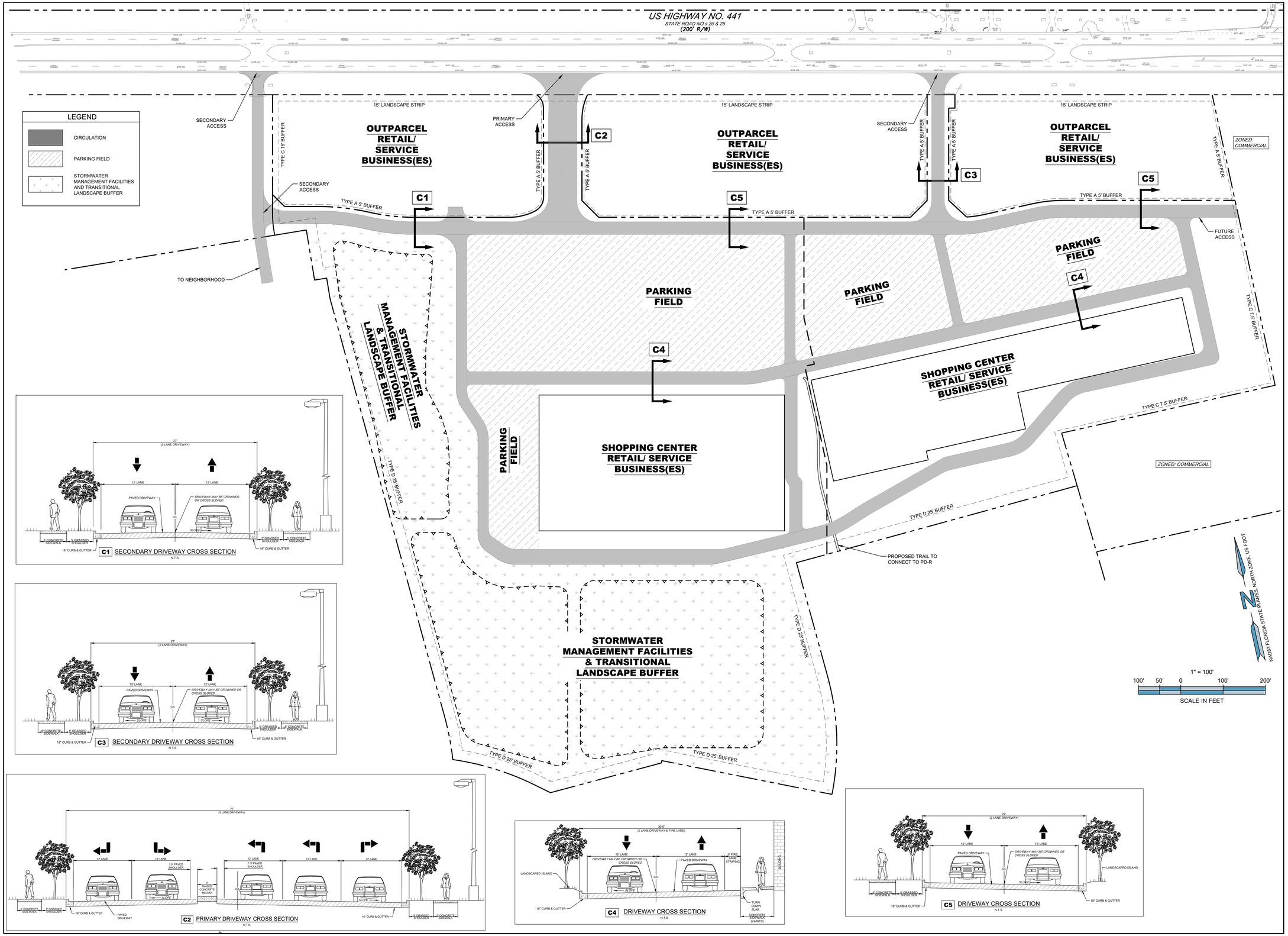
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: PD MASTER PLAN SHEET 1
Designed: CBS
Drawn: LBO
Checked: TAR
Date: 04/01/26
Sheet No.: P100

\\FS\Engprojects\Farmlands - Lerner Properties - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, PD MASTER PLAN, 4/1/2026 10:41:54 AM, TRockwell



ENGINEER:

FORESITE group

DEVELOPER:

RISE PARTNERS
CHATTANOOGA, TN

CONTACT: SAM BERRY

PROJECT:

FARMLANDS PLANNED DEVELOPMENT

ALACHUA, FLORIDA

SEAL:

REVISIONS	DATE
CITY COMMENTS	2026-03-16

PROJECT MANAGER:	ADB
DRAWING BY:	SC
JURISDICTION:	ALACHUA, FL
DATE:	2026-03-04

TITLE:

PD MASTER PLAN

SHEET NUMBER:

P101

COMMENTS:

JOB/FILE NUMBER: 00.2020.016

UTILITY PLAN GENERAL NOTES

1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
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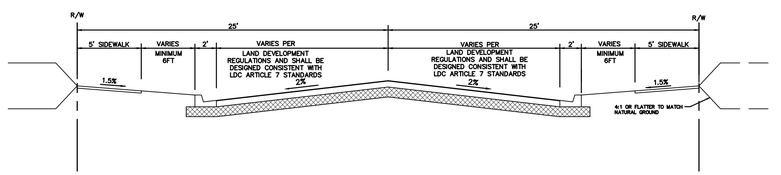
LEGEND

- PROPOSED WASTE WATER LINE
- PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE



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

N.T.S.

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

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TEL. (352) 373-3541
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NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title:

FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title: UTILITY PLAN

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

Sheet No.: P200

\\FS\Engprojects\Farmlands - Lerner Properties - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, UTILITY PLAN, 3/23/2026 2:55:15 PM, TRockwell

EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A MAJORITY OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES). PARCEL 3042-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3042-50-10 IS A SMALL EXISTING COMMERCIAL BUSINESS.

50 years
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No.	Date	Comment

Project No: 21-176
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FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
Sheet title:
EXISTING CONDITIONS MAP

Designed: CBS
Drawn: LBO
Checked: TAR
Date: 03/23/26
Sheet No.: P300

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Farmlands Planned Development
2. Address of Subject Property: 16400 - 18800 block of US Highway 441
3. Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-3, 3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2
4. Existing Use of Property: Undeveloped / Tree Farm
5. Future Land Use Map Designation : Commercial, Community Commercial, Moderate Density Residential & Low Density Residential
6. Existing Zoning Designation: CI, CC & PD-R
7. Proposed Zoning Designation: PD-COMM & PD-R
8. Acreage: 182 +/-

B. APPLICANT

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: Current property owners and Rise Development.
   If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. *Consistent with Comprehensive Plan*
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. *Consistent with Ordinances*
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. *Logical Development Pattern*
   The proposed amendment would result in a logical and orderly development pattern.

   iv. *Pre-Mature Development*
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. *Incompatible with Adjacent Lands*
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. *Adverse Effect on Local Character*
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. *Not Deviate from Pattern of Development*
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. *Encourage Sprawl*
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. *Spot Zoning*
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. *Public Facilities*
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. *No Adverse Effect on the Environment*
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Signature of Applicant

Signature of Co-applicant

Clay Sweger

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of March, 2026, by Clay Sweger

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

as identification.

NOTARY SEAL

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

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Farmlands Planned Development
2. Address of Subject Property: 16400 - 18800 block of US Highway 441
3. Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-3, 3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2
4. Existing Use of Property: Undeveloped / Tree Farm
5. Future Land Use Map Designation : Commercial, Community Commercial, Moderate Density Residential & Low Density Residential
6. Existing Zoning Designation: CI, CC & PD-R
7. Proposed Zoning Designation: PD-COMM & PD-R
8. Acreage: 182 +/-

B. APPLICANT

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: Current property owners and Rise Development.
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All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

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

State of Florida County of Alachua

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

NOTARY SEAL

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

Signature of Notary Public, State of Florida

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

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

NAME & DESCRIPTION OF PROJECT Farmlands Planned Development - Rezoning

A proposed rezoning that reduces the maximum permitted density from 275 to 203 units (-72).

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

Tax Parcel Numbers 3046-3-0, 3046-3-1, 3046-3-2, 03046-3-3, 3046-3-4, 3046-3-5, 3042-50-3

3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage 182+/-

DEVELOPMENT DATA (check all that apply)

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

Level of Review

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

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

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

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

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

PROPERTY OWNER

Name: See attached application submittal
Mailing Address
Phone:
Email

CERTIFICATION

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

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

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

Elementary SCSA _____ Capacity Required _____

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

Middle SCSA _____ Capacity Required _____

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

High SCSA _____ _____

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

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

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

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16554 NW US Highway 441

Parcel ID Number(s): 03042-050-003

Acreage: 8 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Donald Marshall Adkison Title: Registered Agent

Company (if applicable): First Coast Road Rangers LLC

Mailing Address: 11461 Boote Blvd.

City: Jacksonville State: FL ZIP: 32218

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

C. AUTHORIZED AGENT

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

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Avenue, Ste. 300, South Tower

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning Application

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

Signature of Applicant

Signature of Co-applicant

DONALD MARSHALL ADKISON

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Duval

The foregoing application is acknowledged before me this 23 day of October, 2025 by DONALD MARSHALL ADKISON, who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida

AMANDA NICHOLS
Notary Public - State of Florida
Commission # HH 685815
My Comm. Expires Jun 8, 2029
Bonded through National Notary Assn.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

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Address of Subject Property: 16554 NW US Highway 441

Parcel ID Number(s): 03042-050-003

Acreage: 8 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Donald Marshall Adkison Title: Registered Agent

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Mailing Address: 11461 Boote Blvd.

City: Jacksonville State: FL ZIP: 32218

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

C. AUTHORIZED AGENT

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

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

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

D. REQUESTED ACTION:

Rezoning Application

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

Signature of Applicant

Signature of Co-applicant

DONALD MARSHALL ADKISON

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Duval

The foregoing application is acknowledged before me this 23 day of October, 2025 by DONALD MARSHALL ADKISON, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

AMANDA NICHOLS
Notary Public - State of Florida
Commission # HH 685815
My Comm. Expires Jun 8, 2029
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16530 NW US Highway 441

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

Acreage: 2 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: MARK SINGLETON Title: OWNER

Company (if applicable): Jack's Small Engine Repair LLC

Mailing Address: 16530 NW US Highway 441

City: Alachua State: FL ZIP: 32615

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

C. AUTHORIZED AGENT

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

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Avenue, Ste. 300, South Tower

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning Application

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

Signature of Applicant

Signature of Co-applicant

MARK SINGLETON OWNER

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14th day of October, 2025, by Mark Singleton, Owner, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Alyssa Caitlin Nelson

Signature of Notary Public, State of Florida

ALYSSA CAITLIN NELSON
MY COMMISSION # HH 678107
EXPIRES: September 18, 2029

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16530 NW US Highway 441

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

Acreage: 2 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: MARK SINGLETON Title: OWNER.

Company (if applicable): Jack's Small Engine Repair LLC

Mailing Address: 16530 NW US Highway 441

City: Alachua State: FL ZIP: 32615

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

C. AUTHORIZED AGENT

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

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

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

D. REQUESTED ACTION:

Rezoning Application

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Signature of Applicant

Signature of Co-applicant

MARK SINGLETON OWNER.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14th day of October, 2025, by Mark Singleton, Owner, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Alyssa Caitlin Nelson

Signature of Notary Public, State of Florida

ALYSSA CAITLIN NELSON
MY COMMISSION # HH 678107
EXPIRES: September 18, 2029

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

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

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

Acreage: 172 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC & AYLA LLC

Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

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

C. AUTHORIZED AGENT

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

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

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

D. REQUESTED ACTION:

Land Use & Zoning Map Change Applications

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Signature of Applicant

Keith E Lerner

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

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

NOTARY SEAL

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

Signature of Notary Public, State of FLORIDA

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

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

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

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Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

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

C. AUTHORIZED AGENT

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

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

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Signature of Applicant

Keith E Lerner

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

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

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

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

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

Doc Stamp-Deed: $4,620.00

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

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

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

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

JTFA, LLC, a Florida limited liability company,

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

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

See Exhibit A attached hereto.

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

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

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

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

Signed, sealed and delivered
in our presence as witnesses:

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

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

ACKNOWLEDGMENT

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

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

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

ACKNOWLEDGMENT

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

State of California
County of Santa Clara)

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

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

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

WITNESS my hand and official seal.

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

Signature Ritu (Seal)

Exhibit A

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

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

Parcel Identification Number: 03042-050-004

Portion of Tax parcel No. 03046-003-000

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

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

Tax parcel No. 03046-003-001

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

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

Tax parcel No. 03046-003-002

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

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

Tax parcel No. 03046-003-003

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

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

Tax parcel No. 03046-003-004

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

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

Tax parcel No. 03046-003-005

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

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

18.50
7474.60

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

Doc Stamp-Deed: $7,474.60

$1,067,760.

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

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

Containing 88.98 acres, more or less.

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

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

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

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

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

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon McRae

(Corporate Seal)

State of Florida
County of Alachua

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

[Notary Seal]

Notary Public

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

Printed Name: _____

My Commission Expires: _____

18.50
3018.40

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3296959 2 PG(S)
November 13, 2020 11:54:27 AM
Book 4831 Page 971
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $3,018.40

#431,145.00

Prepared by and return to:
~~Carl~~ L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: 20-179
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **4th** day of **November, 2020** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **AYLA, LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, grantee:

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

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

A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:
Commencing at the Southeast corner of said Section 8 and thence run S 87° 26' 55" W, along the South line of said section, a distance of 1332.40 feet; thence N 1° 54' 18" W, a distance of 1190.19 feet; thence S 88° 18' 49" W, a distance of 122.29 feet to an iron pin; thence N 7° 06' 04" E, a distance of 122.68 feet to an iron pin; thence S 88° 18' 49" W, a distance of 496.85 feet to an iron pin; thence N 1° 19' 51" W, a distance of 636.63 feet to iron pin on the South right-of-way line of US Highway No. 441; thence N 79° 04' 33" W, along said right-of-way line, a distance of 300.00 feet to Point of Beginning; thence continue N 79° 04' 33" W, along said right-of-way line, a distance of 590.53 feet to a concrete monument on the West line of old George Smyder lands; thence S 5° 28' 46" E, along said West line, a distance of 832.86 feet; thence N 88° 18' 49" E, a distance of 516.83 feet; thence N 1° 19' 51" W, a distance of 702.12 feet to the South right-of-way line of US Highway No. 441 and the Point of Beginning.

Parcel Identification Number: 03042-051-001

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

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

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

By: _____
ERIC J. PARKER, President

Witness Name: CARL L JOHNSON

Witness Name: Sharon M Tye

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 4th day of November, 2020 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

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

Notary Public

Printed Name: _____

My Commission Expires: _____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3288406 4 PG(S)
10/7/2020 2:12 PM
BOOK 4819 PAGE 1614
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 973353
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,962.80
Intang. Tax: $0.00

PREPARED BY AND
RECORD AND RETURN TO:

Sidney S. Simmons, II, Esq.
562 Park Street, Suite 300
Jacksonville, Florida 32204

Consideration: $280,368.30
Tax Folio Number: 03042-050-003

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of and effective the 28th day of September, 2020, by and between **SOUTHERN WRECKER & RECOVERY, L.L.C.**, a Florida limited liability company (the "Grantor"), whose address is 6831 West Beaver Street, Jacksonville, Florida 32254 and **FIRST COAST ROAD RANGERS, LLC**, a Florida limited liability company (the "Grantee"), whose address is 11461 Boote Blvd., Jacksonville, Florida 32218.

W I T N E S S E T H:

THAT THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, and does hereby grant, bargain and sell to the Grantee, its successors and assigns forever, the following described lands, situate, lying and being in the County of Alachua, State of Florida (the "Land") described on Exhibit A attached.

TOGETHER WITH all of the improvements now or hereafter erected on the Land, and all easements, tenements, hereditaments, appurtenances, and fixtures now or hereafter a part of the Land (collectively with the Land, being the "Property"), subject only to the matters set forth on Exhibit B attached (the "Permitted Exceptions"), but the reference herein shall not serve to reimpose the same.

To have and to hold the Property in fee simple forever.

Subject to the Permitted Exceptions, Grantor does hereby fully warrant the title to said Property and that Grantor has good right and lawful authority to sell and convey the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

Without warranty or representation, Grantor also conveys to Grantee any interest it may have in the following: (i) the land lying in the bed of any street, highway, road or avenue, opened or proposed, public or private, in front of or adjoining the Property to the center line thereof, (ii) any rights of way, appendages, appurtenances, easements, sidewalks, alleys, gores or strips of land adjoining or appurtenant to the Property or any portion thereof and used in conjunction therewith, (iii) any development rights appurtenant to the Property or any portion thereof, and (iv) any award or payment made or to be made in lieu of any of the foregoing or any portion thereof and any unpaid award for damage to the Property.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: KEN TAYLOR

Print Name: Kyle Smith

"GRANTOR"

SOUTHERN WRECKER & RECOVERY, L.L.C., a Florida limited liability company

By: _____
Name: Greg Gaylord
Its: Member

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 25th day of September, 2020, by Greg Gaylord, the member of Southern Wrecker & Recovery, L.LC., a Florida limited liability company, on behalf of the company. He/she *(check one)* ☑ is personally known to me, or ☐ has produced a valid driver's license as identification.

SHEENA GARDNER
MY COMMISSION EXPIRES
APRIL 6, 2024
#GG 976496
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Sheena Gardner
Notary Public, State of Florida
Name: Sheena Gardner
My Commission Expires: April 6, 2024
My Commission Number is: GG 976496

EXHIBIT A

Chicago Title Insurance Company

Order No.: 8791930

EXHIBIT "A"

A part of the E 1/2 of the SW 1/4 of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and run thence North 87 deg. 26 min. 55 sec. East, along the South line of said Section, 1316.02 feet to the West line of said E 1/2 of SW 1/4, thence North 05 deg. 57 min. 06 sec. West, along said West line, 2491.84 feet to a concrete monument (PSL 509) on the Southerly right-of-way line of U.S. Highway 441 (200' R/W) (aka State Road 25), thence South 79 deg. 04 min. 33 sec. East, along said right-of-way line, 875.32 feet to rebar and cap (PLS 1824) and the Point of Beginning; thence continue South 79 deg. 04 min. 33 sec. East, along said right-of-way line, 310.97 feet to a rebar and cap (PLS 1824), thence South 05 deg. 28 min. 46 sec. East, 454.09 feet to a rebar and cap (PLS 1824), thence South 79 deg. 04 min. 33 sec. East, 200.00 feet to a rebar and cap (PLS 1824), thence South 05 deg. 28 min. 46 sec. East, 378.77 feet to a rebar and cap (PLS 2047), thence South 88 deg. 18 min. 49 sec. West, 491.25 feet to a rebar and cap (PLS 1824), thence North 05 deg. 28 min. 46 sec. West, 944.66 feet to the Point of Beginning.

EXHIBIT B

1. Taxes and assessments for the year 2020.

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

4. Any right, title or interest in those certain oil, gas, and mineral interests referenced in that certain Deed, recorded in Miscellaneous Book 33, Page 106 and Official Records Book 2609, page 412.

Sale Price: 400,000.00
Recording: 27.00
Doc. Stamp: 2800.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3327380 3 PG(S)
March 31, 2021 04:36:16 PM
Book 4874 Page 2234
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $2,800.00

Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File #20-283

Tax Parcel #: 03042-050-010

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of March, 2021, between **Gregory S. Gerard**, whose post office address is 440 Jeff Clements Road, Marion, KY 42064, grantor, and **Jack's Small Engine Repair LLC, a Florida limited liability company**, whose post office address is 16530 N. W. US Highway 441, Alachua, FL 32615, grantee:

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

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

A part of the E 1/2 of the SW 1/4 of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and run thence N.87°26'55"E., along the south boundary of said section, 1316.02 feet to the West line of said E 1/2 of SW 1/4, thence N.05°57'06"W., along said West line, 2491.84 feet to a concrete monument (PLS 509) on the Southerly right-of-way line of U. S. Highway 441 (200' R/W) (aka State Road 25), thence S.79°04'33"E.,along said right-of-way line, 1186.29 feet to rebar and cap (PLS 1824) and the POINT OF BEGINNING; thence continue S.79°04'33"E. along said right-of-way line, 200.00 feet to a concrete monument (PLS 509), thence S.05°28'46"E. 454.09 feet to a rebar and cap (PLS 1824), thence N.79°04'33" W., 200.00 feet to a rebar and cap (PLS 1824), thence N.05°28'46"W., 454.09 feet to the P.O.B.

Subject to and together with covenants, easements, reservations and restrictions of record, and taxes for the year **2021** and all subsequent years.

THE LAND DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, OR HIS SPOUSE, NOR IS IT CONTIGUOUS TO OR A PART OF HOMESTEAD PROPERTY, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDE ON OR ADJACENT TO SAID LAND.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

Signed, sealed and delivered in our presence:

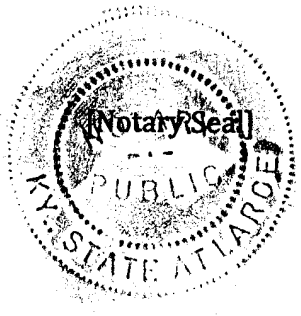
Witness Name: Stacy Crawford-Hughes

Gregory S. Gerard

Witness Name: Scott Belt

State of Kentucky
County of Crittenden

The foregoing instrument was acknowledged before me by physical presence this 25 day of March, 2021, by **Gregory S. Gerard**, who [_] is personally known or [X] has produced a Kentucky driver's license as identification.



Lisa Crider
Notary Public

Printed Name: LISA Crider

My Commission Expires: 10-1-24

Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

Parcel Summary

Parcel ID	03042-050-003
Prop ID	12469
Location Address	16554 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM SW COR SEC E 50.03 FT TO E R/W LINE E TO THE W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W LINE US-441 S 79 DEG E 875.32 FT POB S 79 DEG E 510.97 FT S 5 DEG E 832.86 FT W 491.25 FT N 5 DEG W 944.66 FT POB AKA PARCEL ERIC 441-D (LESS THE N 454. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT COMM (01000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	7.92
Homesteaded	No

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$396,000
Land Agricultural Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$396,000**
Assessed Value	$396,000
Exempt Value	$0
Taxable Value	$396,000
Maximum Save Our Homes Portability	$0

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

Valuation

Certified Year	2024	2023
Just Market Value	$396,000	$396,000
Land Value	$396,000	$396,000
Agricultural (Market) Value	$0	$0
Agricultural Classified Value	$0	$0
Improvement Value	$0	$0
Non School Assessed Value	$396,000	$396,000
School Assessed Value	$396,000	$396,000
Exempt Value	$0	$0
Non School Taxable Value	$396,000	$396,000

Certified Year	2024	2023
School Taxable Value	$396,000	$396,000
Save Our Homes Deferred Value	$0	$0
Non-Save Our Homes Deferred Value	$0	$0

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Zoning
1000	VACANT COMMERCIAL	7.92	344995.2	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
9/28/2020	$280,400	SD	4819	1614	Link (Clerk)
10/7/2019	$450,000	SD	4723	1102	Link (Clerk)
6/5/2001	$200,000	WD	2363	1983	Link (Clerk)
5/17/2000	$100	MS	2293	2098	Link (Clerk)
5/11/2000	$100	MS	2293	2092	Link (Clerk)
4/25/2000	$100	MS	2293	2095	Link (Clerk)
4/11/2000	$100	MS	2293	2089	Link (Clerk)
4/11/2000	$100	MS	2293	2086	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	Link (Clerk)

Skip to main content

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

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
8169	OTHER NONRESIDENTIAL BLD.	Yes	No	3/15/2002	$2,000
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

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

Map

Photos

Print Photos

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

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

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

Parcel Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

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

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

Valuation

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

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

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

Sales

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

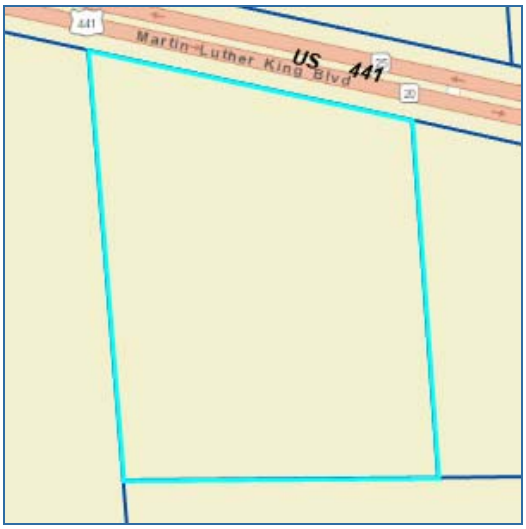
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

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

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

Map



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

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

Parcel Summary

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

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No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

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

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

Valuation

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

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

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

Sales

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

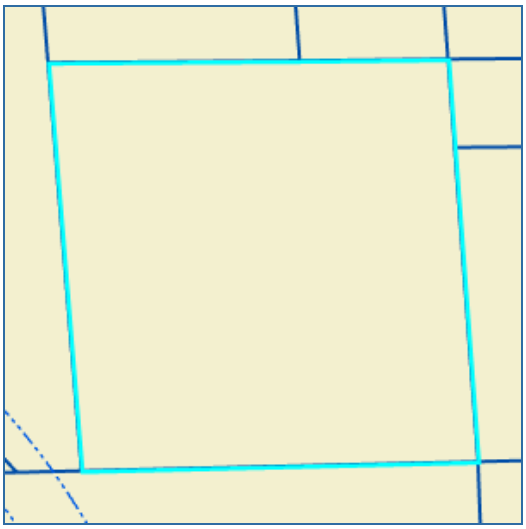
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

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

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

Map



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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

Parcel Summary

Parcel ID	03042-050-010
Prop ID	12476
Location Address	16530 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.50
Subdivision	
Legal Description	COM SW COR SEC N 87 DEG 26 MIN 55 SEC E 1316.02 FT N 05 DEG 57 MIN 06 SEC W 2491.84 FT S 79 DEG 04 MIN 33 SEC E 1186.29 FT POB S 79 DEG 04 MIN 33 SEC E 200 FT S 05 DEG 28 MIN 46 SEC E 454.09 FT N 79 DEG 04 MIN 33 SEC W 200 FT N 05 DEG 28 MIN 46 SEC W 454. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	SERVICE SHOPS (02500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	2.08
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

Working Valuation

	2025 Working Values
Improvement Value	$95,555
Land Value	$104,000
Land Agricultural Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$199,555**
Assessed Value	$199,555
Exempt Value	$0
Taxable Value	$199,555
Maximum Save Our Homes Portability	$0

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

Valuation

Certified Year	2024	2023
Just Market Value	$202,015	$204,474
Land Value	$104,000	$104,000
Agricultural (Market) Value	$0	$0
Agricultural Classified Value	$0	$0
Improvement Value	$98,015	$100,474
Non School Assessed Value	$202,015	$204,474
School Assessed Value	$202,015	$204,474
Exempt Value	$0	$0

Certified Year	2024	2023
Non School Taxable Value	$202,015	$204,474
School Taxable Value	$202,015	$204,474
Save Our Homes Deferred Value	$0	$0
Non-Save Our Homes Deferred Value	$0	$0

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Zoning
2500	SERVICE SHOP	2.08	90604.8	CI

Building Information

Type	SERVICE SHOP	**Heat**	NONE
Total Area	5,400	**HC&V**	NONE
Heated Area	3,000	**HVAC**	NONE
Exterior Walls	PRE-FINSH METL	**Bathrooms**	
Interior Walls	MINIMUM/MASON	**Bedrooms**	
Roofing	MINIMUM	**Total Rooms**	1-Rooms
Roof Type	STEEL FR/TRUSS	**Stories**	1.0
Frame	STEEL	**Actual Year Built**	2002
Floor Cover	FIN CONCRETE	**Effective Year Built**	2002

Type	SOH MISC	**Heat**	
Total Area	17,576	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	1-Rooms
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2002

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
BAS	BASE AREA	1,754	2002	2002	3	6700
BAS	BASE AREA	1,246	2002	2002	3	6700
CAN	CANOPY (NO SIDES)	400	2002	2002	3	6700
FCP	FINISHED CARPORT	2,000	2002	2002	3	6700

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
3800	DRIVE/WALK	1,750	2002	2002		C1
3883	FENCE CL	2,310	2002	2002		C1
4240	GUTTER	220	2002	2002		C1
4682	PAVING 2	13,176	2002	2002		C1
5221	STG 1	120	2015	2015		C1

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
3/25/2021	$400,000	WD	4874	2234	Link (Clerk)
6/5/2001	$50,000	WD	2363	1949	Link (Clerk)

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

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
8530	ADDITION COMMERCIAL	Yes	No	1/8/2003	$5,000
8169	OTHER NONRESIDENTIAL BLD.	Yes	No	3/15/2002	$2,000
8059	FOUNDATION ONLY	Yes	No	12/14/2001	$2,500
8004	COMMERCIAL BUILDING	Yes	No	10/10/2001	$128,000
8004	COMM BUILDING PERMIT	Yes	No	10/10/2001	$128,000

Skip to main content

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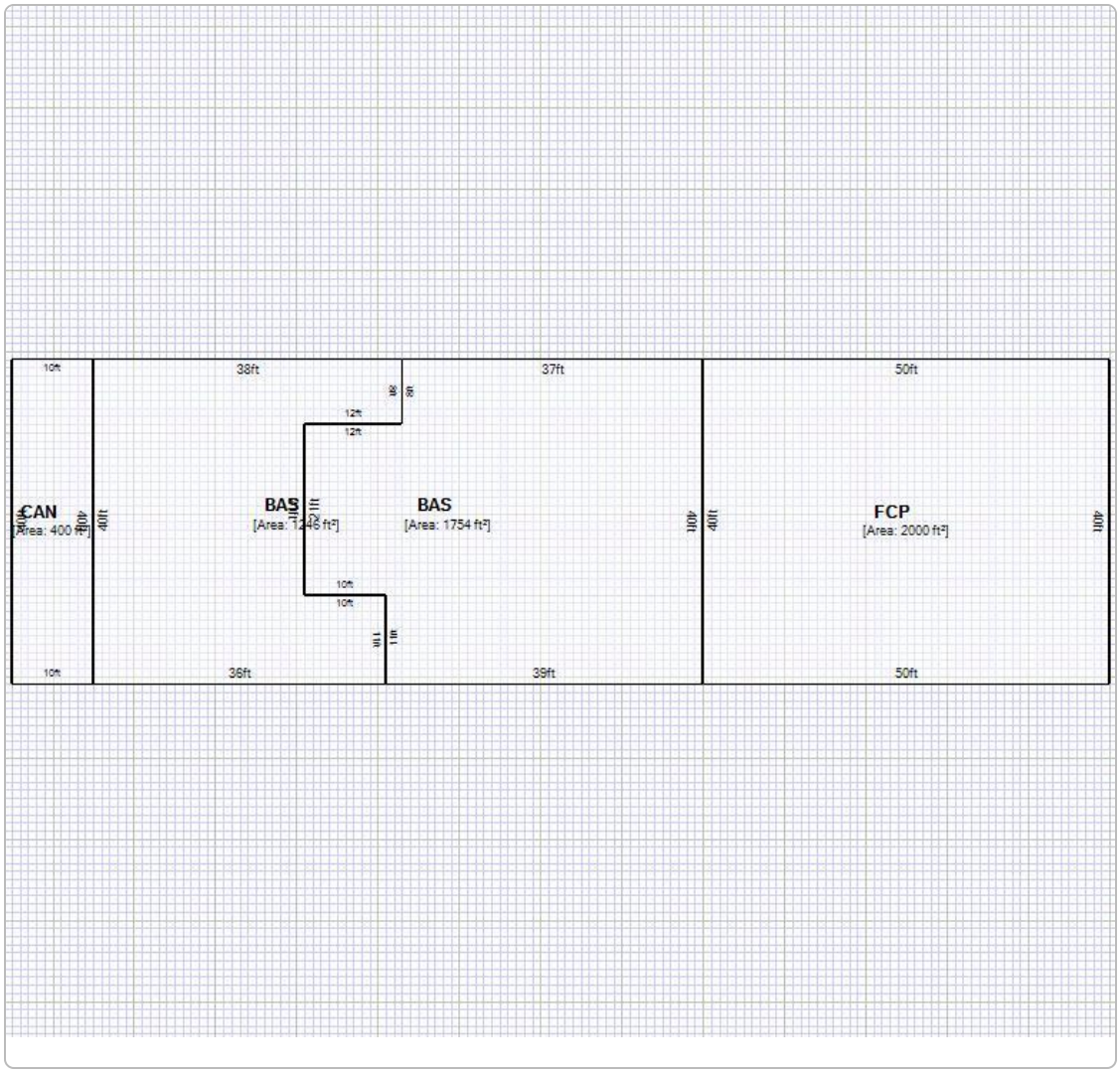
Sketches



Print Sketches

Map

Photos

Print Photos

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

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Sign up for Title Alert

Parcel Summary

Parcel ID	03042-051-001
Prop ID	12480
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM AT SE COR OF NE1/4 OF SW1/4 OF SEC POB N 3 DEG W 831.49 FT TO SLY R/W OF HWY 441 S 77 DEG E 1100 FT M/L S 8 DEG W 159.38 FT S 21 DEG E 263.42 N 88 DEG E 258.36 FT N 7 DEG E 329.55 FT TO S R/W HWY 441 S 79 DEG E ALG R/W 460 FT M/L S 420 FT M/L S 88 DEG (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	9.58
Homesteaded	No

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No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$3,497
Agricultural (Market) Value	$383,200
Just (Market) Value	**$383,200**
Assessed Value	$3,497
Exempt Value	$0
Taxable Value	$3,497
Maximum Save Our Homes Portability	$0

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

Valuation

Certified Year	2024	2023
Just Market Value	$383,200	$383,200
Land Value	$0	$0
Agricultural (Market) Value	$383,200	$383,200
Agricultural Classified Value	$3,497	$3,497
Improvement Value	$0	$0
Non School Assessed Value	$3,497	$3,497
School Assessed Value	$3,497	$3,497
Exempt Value	$0	$0
Non School Taxable Value	$3,497	$3,497
School Taxable Value	$3,497	$3,497
Save Our Homes Deferred Value	$0	$0
Non-Save Our Homes Deferred Value	$0	$0

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Zoning
5500	TIMBER 2	9.58	417304.8	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
11/4/2020	$431,200	WD	4831	0971	Link (Clerk)
12/21/2012	$100	MS	4160	1941	Link (Clerk)
8/28/2001	$189,300	WD	2387	980	Link (Clerk)
6/6/1994	$100	DD	1978	493	Link (Clerk)
9/18/1993	$100	DD	1929	1013	Link (Clerk)
7/2/1991	$100	DD	1818	1623	Link (Clerk)

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Permits

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

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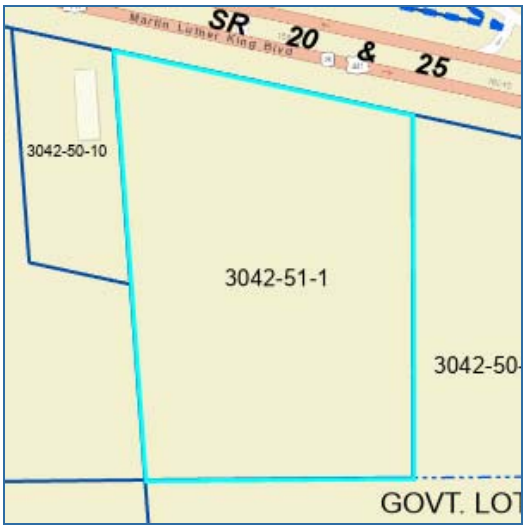
Map



Photos

Print Photos

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Sign up for Title Alert

Parcel Summary

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

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

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

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

Valuation

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

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

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TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

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

Building Information

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

Sub Area

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

Sales

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

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Permits

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

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Map

Photos

Print Photos

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Storm / Calamity Damage Form

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Sign up for Title Alert

Parcel Summary

Parcel ID	03046-003-001
Prop ID	12618
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266.30 FT E 825.99 FT N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 OR 5013/2362 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$25,000**
Assessed Value	$6,500
Exempt Value	$0
Taxable Value	$6,500
Maximum Save Our Homes Portability	$0

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

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$25,000	$25,000	$30,000	$30,000	$30,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

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

Map

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

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

Parcel Summary

Parcel ID	03046-003-002
Prop ID	12619
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266.30 FT E 825.99 N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 2 OR 5013/2362 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$25,000**
Assessed Value	$6,500
Exempt Value	$0
Taxable Value	$6,500
Maximum Save Our Homes Portability	$0

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

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$25,000	$25,000	$30,000	$30,000	$30,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

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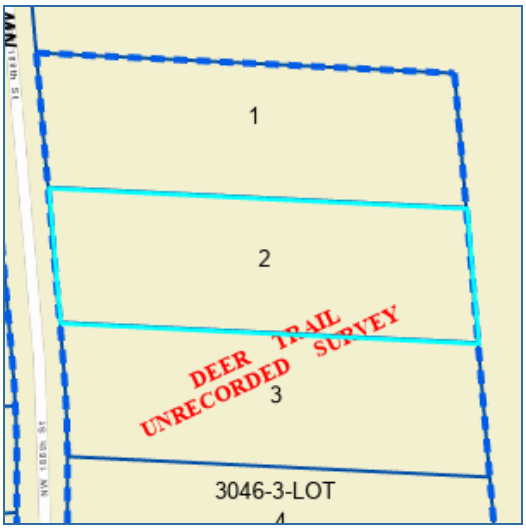
Map



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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Parcel Summary

Parcel ID	03046-003-003
Prop ID	12620
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 1034.66 FT POB S 6 DEG E 71.21 FT SLY ALG CURVE 193.54 FT E 834 FT N 6 DEG W 265.62 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$25,000**
Assessed Value	$6,500
Exempt Value	$0
Taxable Value	$6,500
Maximum Save Our Homes Portability	$0

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

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$25,000	$25,000	$30,000	$30,000	$30,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

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Map

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Sign up for Title Alert

Parcel Summary

Parcel ID	03046-003-004
Prop ID	12621
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.54 FT POB SLY ALG CURVE 10.37 FT S 247.23 FT E 856.74 FT N 6 DEG W 260.20 FT W 834 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 4 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$25,000**
Assessed Value	$6,500
Exempt Value	$0
Taxable Value	$6,500
Maximum Save Our Homes Portability	$0

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

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$25,000	$25,000	$30,000	$30,000	$30,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

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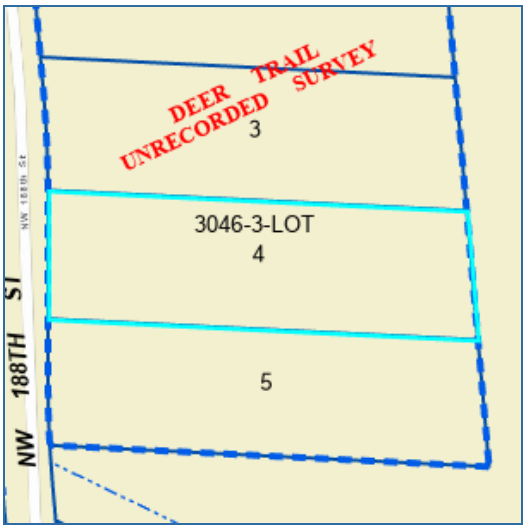
Map



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Storm / Calamity Damage Form

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Sign up for Title Alert

Parcel Summary

Parcel ID	03046-003-005
Prop ID	12622
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 204.41 FT S 247.23 FT POB S 126.58 FT SLY ALG CURVE 125.29 FT E 875.42 FT N 6 DEG W 253.67 FT W 856.74 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG SURVEYORS INC PARCEL 5 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

	2025 Working Values
Improvement Value	$4,690
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$29,690**
Assessed Value	$11,190
Exempt Value	$0
Taxable Value	$11,190
Maximum Save Our Homes Portability	$0

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

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$29,690	$29,690	$34,690	$34,690	$34,690
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$4,690	$4,690	$4,690	$4,690	$4,690
Non School Assessed Value	$11,190	$11,190	$11,190	$11,190	$11,190
School Assessed Value	$11,190	$11,190	$11,190	$11,190	$11,190
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$11,190	$11,190	$11,190	$11,190	$11,190
School Taxable Value	$11,190	$11,190	$11,190	$11,190	$11,190
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	PD-R

Building Information

Type SOH MISC
Total Area 3
Heated Area
Exterior Walls
Interior Walls
Roofing
Roof Type
Frame
Floor Cover

Heat
HC&V
HVAC
Bathrooms
Bedrooms
Total Rooms
Stories 1.0
Actual Year Built 0
Effective Year Built 2008

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
1020	GATE EL OP	2	2008	2008		R7	RES
2402	WELL IRR	1	2008	2008		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

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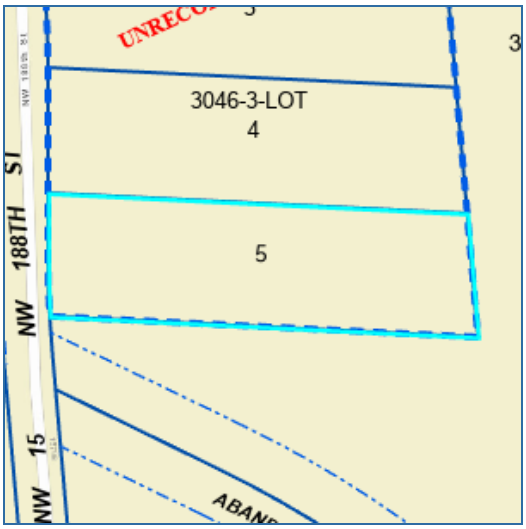
Map



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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Sign up for Title Alert

Parcel Summary

Parcel ID	03875-001-001
Prop ID	500834
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 FT M/L N 167.35 FT SELY 387.32 FT SELY ALG CURVE 868.66 FT N TO NORTH SEC LINE W TO POB PER OR 4710/1727 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax Area	ALACHUA (1700)
Acres	37.21
Homesteaded	No

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No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$13,582
Agricultural (Market) Value	$130,235
Just (Market) Value	**$130,235**
Assessed Value	$13,582
Exempt Value	$0
Taxable Value	$13,582
Maximum Save Our Homes Portability	$0

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

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$130,235	$130,235	$130,235	$130,235	$130,235
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$130,235	$130,235	$130,235	$130,235	$130,235
Agricultural Classified Value	$13,582	$13,582	$13,582	$13,582	$13,582
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$13,582	$13,582	$13,582	$13,582	$13,582
School Assessed Value	$13,582	$13,582	$13,582	$13,582	$13,582
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$13,582	$13,582	$13,582	$13,582	$13,582
School Taxable Value	$13,582	$13,582	$13,582	$13,582	$13,582
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	37.21	1620867.6	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	Qualified (Q)	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
12/21/2012	$100	SD	4160	1941	Unqualified (U)	Improved	PARKER LAND CO	GOLDEN POND FARMS INC	Link (Clerk)

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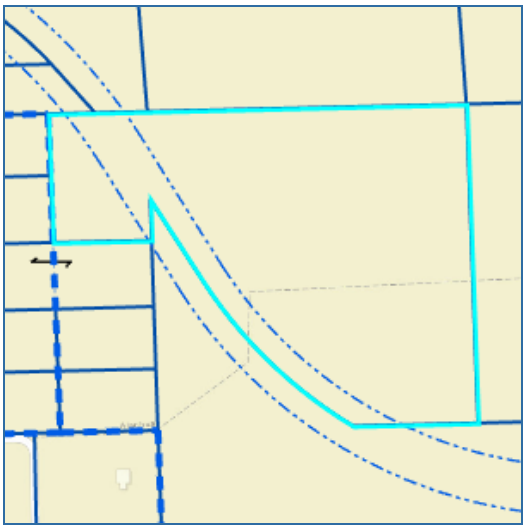
Map



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

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

Parcel Summary

Parcel ID	03875-010-001
Prop ID	15097
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233218.11
Subdivision	
Legal Description	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 DEG W 858.10 FT N 3 DEG W 254.24 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$1,825
Agricultural (Market) Value	$110,000
Just (Market) Value	**$110,000**
Assessed Value	$1,825
Exempt Value	$0
Taxable Value	$1,825
Maximum Save Our Homes Portability	$0

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

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$110,000	$110,000	$100,000	$45,000	$35,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$110,000	$110,000	$100,000	$45,000	$35,000
Agricultural Classified Value	$1,825	$1,825	$1,825	$1,825	$1,825
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$1,825	$1,825	$1,825	$1,825	$1,825
School Assessed Value	$1,825	$1,825	$1,825	$1,825	$1,825
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$1,825	$1,825	$1,825	$1,825	$1,825
School Taxable Value	$1,825	$1,825	$1,825	$1,825	$1,825
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

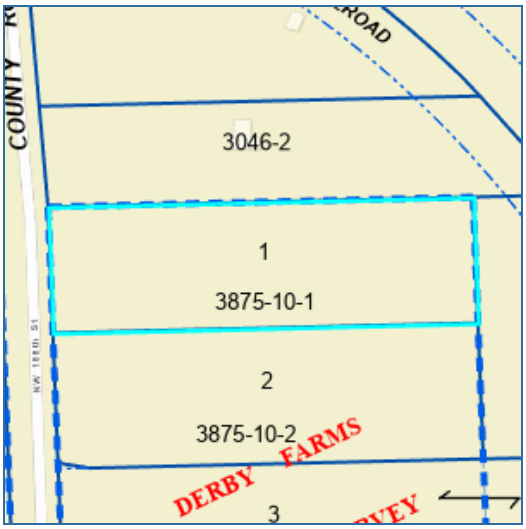
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	Qualified (Q)	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	Unqualified (U)	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	Unqualified (U)	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	Unqualified (U)	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	Unqualified (U)	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	Unqualified (U)	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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

Map



Photos

Print Photos

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/4/2025, 8:13:13 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

Parcel Summary

Parcel ID	03875-010-002
Prop ID	15098
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233218.11
Subdivision	
Legal Description	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DEG E 274.16 FT S 87 DEG W 858.10 FT N 3 DEG W 274.16 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 2 LESS COM NE COR OF NW/14 OF (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax Area	ALACHUA (1700)
Acres	5.39
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

	2025 Working Values
Improvement Value	$1,884
Land Value	$0
Land Agricultural Value	$1,967
Agricultural (Market) Value	$118,580
Just (Market) Value	**$120,464**
Assessed Value	$3,851
Exempt Value	$0
Taxable Value	$3,851
Maximum Save Our Homes Portability	$0

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

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$120,464	$120,464	$109,684	$50,394	$39,614
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$118,580	$118,580	$107,800	$48,510	$37,730
Agricultural Classified Value	$1,967	$1,967	$1,967	$1,967	$1,967
Improvement Value	$1,884	$1,884	$1,884	$1,884	$1,884
Non School Assessed Value	$3,851	$3,851	$3,851	$3,851	$3,851
School Assessed Value	$3,851	$3,851	$3,851	$3,851	$3,851
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$3,851	$3,851	$3,851	$3,851	$3,851
School Taxable Value	$3,851	$3,851	$3,851	$3,851	$3,851
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.39	234788.4	0	0	PD-R

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1999

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
2420	WELL/SEPT	1	1999	1999		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	Qualified (Q)	Improved	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	Unqualified (U)	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	Unqualified (U)	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	Unqualified (U)	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	Unqualified (U)	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	Unqualified (U)	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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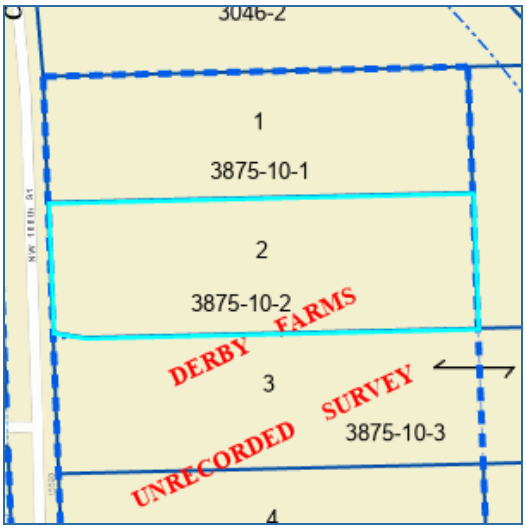
Map



Photos

Print Photos

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

Detail by Entity Name

Florida Limited Liability Company
AYLA, LLC

Filing Information

Document Number	L20000332217
FEI/EIN Number	85-3689629
Date Filed	10/20/2020
State	FL
Status	ACTIVE

Principal Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Mailing Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Registered Agent Name & Address

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

Address Changed: 01/15/2025

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

Report Year	Filed Date
2023	01/25/2023

2024	02/09/2024
2025	01/15/2025

Document Images

01/15/2025 -- ANNUAL REPORT	
02/09/2024 -- ANNUAL REPORT	
01/25/2023 -- ANNUAL REPORT	
01/28/2022 -- ANNUAL REPORT	
01/14/2021 -- ANNUAL REPORT	
10/20/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
FIRST COAST ROAD RANGERS, LLC

Filing Information

Document Number	L07000015548
FEI/EIN Number	20-8012526
Date Filed	02/09/2007
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/11/2011

Principal Address

11461 BOOTE BLVD
Jacksonville, FL 32218

Changed: 08/31/2020

Mailing Address

11461 BOOTE BLVD
Jacksonville, FL 32218

Changed: 08/31/2020

Registered Agent Name & Address

Adkison, Donald Marshall
11461 BOOTE BLVD
Jacksonville, FL 32218

Name Changed: 08/04/2020

Address Changed: 08/31/2020

Authorized Person(s) Detail

Name & Address

Title Manager

Adkison, Donald Marshall
11461 BOOTE BLVD
Jacksonville, FL 32218

Title CFO

MIECKOWSKI, CHRISTIAN
11461 BOOTE BLVD
Jacksonville, FL 32218

Annual Reports

Report Year	Filed Date
2023	02/09/2023
2024	01/31/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	
01/31/2024 -- ANNUAL REPORT	
07/20/2023 -- AMENDED ANNUAL REPORT	
02/09/2023 -- ANNUAL REPORT	
09/12/2022 -- AMENDED ANNUAL REPORT	
01/22/2022 -- ANNUAL REPORT	
01/18/2021 -- ANNUAL REPORT	
08/31/2020 -- AMENDED ANNUAL REPORT	
08/04/2020 -- AMENDED ANNUAL REPORT	
06/04/2020 -- ANNUAL REPORT	
04/02/2019 -- ANNUAL REPORT	
03/05/2018 -- ANNUAL REPORT	
01/16/2017 -- ANNUAL REPORT	
03/22/2016 -- ANNUAL REPORT	
02/05/2015 -- ANNUAL REPORT	
03/19/2014 -- ANNUAL REPORT	
04/02/2013 -- ANNUAL REPORT	
02/06/2012 -- ANNUAL REPORT	
01/11/2011 -- REINSTATEMENT	
04/09/2009 -- ANNUAL REPORT	
04/23/2008 -- ANNUAL REPORT	
02/09/2007 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
JACK'S SMALL ENGINE REPAIR LLC

Filing Information

Document Number	L08000037369
FEI/EIN Number	26-2774283
Date Filed	04/14/2008
Effective Date	04/11/2008
State	FL
Status	ACTIVE

Principal Address

16530 NW US 441
ALACHUA, FL 32615

Mailing Address

16530 NW US 441
ALACHUA, FL 32615

Registered Agent Name & Address

McDaniel, Maurice T
18581 High Springs Main Street
HIGH SPRING, FL 32643

Name Changed: 03/22/2021

Address Changed: 03/22/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

SINGLETON, MARK
16530 NW US 441
ALACHUA, FL 32615

Annual Reports

Report Year	Filed Date
2023	02/27/2023
2024	01/30/2024

2025	01/21/2025

Document Images

01/21/2025 -- ANNUAL REPORT	
01/30/2024 -- ANNUAL REPORT	
02/27/2023 -- ANNUAL REPORT	
01/30/2022 -- ANNUAL REPORT	
03/22/2021 -- ANNUAL REPORT	
05/14/2020 -- ANNUAL REPORT	
04/09/2019 -- ANNUAL REPORT	
02/09/2018 -- ANNUAL REPORT	
02/17/2017 -- ANNUAL REPORT	
02/10/2016 -- ANNUAL REPORT	
01/15/2015 -- ANNUAL REPORT	
02/26/2014 -- ANNUAL REPORT	
04/16/2013 -- ANNUAL REPORT	
01/06/2012 -- ANNUAL REPORT	
05/18/2011 -- ANNUAL REPORT	
04/27/2010 -- ANNUAL REPORT	
09/10/2009 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
JTFA LLC

Filing Information

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

Principal Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Mailing Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Registered Agent Name & Address

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

Address Changed: 01/15/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

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

Annual Reports

Report Year	Filed Date
2023	01/25/2023

2024	02/09/2024
2025	01/15/2025

Document Images

01/15/2025 -- ANNUAL REPORT	
02/09/2024 -- ANNUAL REPORT	
01/25/2023 -- ANNUAL REPORT	
01/25/2022 -- ANNUAL REPORT	
01/14/2021 -- ANNUAL REPORT	
01/13/2020 -- ANNUAL REPORT	
07/12/2019 -- Florida Limited Liability	

Florida Department of State, Division of Corporations

Search > Account Summary

Real Estate Account #03046 003 005

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$233.87**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0 00

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 050 004

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$541.47**.

Apply for the 2026 installment payment plan

Account History

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

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

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

	Print (PDF)
Certificate #533	
	Paid $10,102.20
2022 Annual Bill ⓘ	$0.00 Print (PDF)
2021 Annual Bill ⓘ	$0.00 Print (PDF)
2020 Annual Bill ⓘ	$0.00 Print (PDF)
2019 Annual Bill ⓘ	$0.00 Print (PDF)
2018 Annual Bill ⓘ	$0.00 Print (PDF)
2017 Annual Bill ⓘ	$0.00 Print (PDF)
2016 Annual Bill ⓘ	$0.00 Print (PDF)
2015 Annual Bill ⓘ	$0.00 Print (PDF)
2014 Annual Bill ⓘ	$0.00 Print (PDF)
2013 Annual Bill ⓘ	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 050 010

Owner:
JACK'S SMALL ENGINE REPAIR LLC

Situs:
16530 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **02/04/2026** for **$4,592.24**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00
	Print (PDF)
2024	
2024 Installment Bill #4	$0.00
	Print (PDF)
2024 Installment Bill #3	$0.00
	Print (PDF)
2024 Installment Bill #2	$0.
	Print (PDF)
2024 Installment Bill #1	$0.00

2024 Installment Bill #1	$0.00 Print (PDF)
Certificate #587	
	Paid $4,681.70
2023	
2023 Installment Bill #4	$0.00 Print (PDF)
2023 Installment Bill #3	$0.00 Print (PDF)
2023 Installment Bill #2	$0.00 Print (PDF)
2023 Installment Bill #1	$0.00 Print (PDF)
	Paid $4,673.21
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
	$0.00

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 050 005

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$305.13**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0 00

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016	
2016 Annual Bill	$0.00 Print (PDF)
Refund	
	Paid $238.07
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 050 003

Owner:
FIRST COAST ROAD RANGERS LLC

Situs:
16554 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **02/03/2026** for **$8,665.71**.

Apply for the 2026 installment payment plan

Account History

Certificate #586

Paid $9,984.8

2023

2023 Annual Bill $0.00

	Print (PDF)
Certificate #533	
	Paid $10,102.20
2022 Annual Bill ⓘ	$0.00 Print (PDF)
2021 Annual Bill ⓘ	$0.00 Print (PDF)
2020 Annual Bill ⓘ	$0.00 Print (PDF)
2019 Annual Bill ⓘ	$0.00 Print (PDF)
2018 Annual Bill ⓘ	$0.00 Print (PDF)
2017 Annual Bill ⓘ	$0.00 Print (PDF)
2016 Annual Bill ⓘ	$0.00 Print (PDF)
2015 Annual Bill ⓘ	$0.00 Print (PDF)
2014 Annual Bill ⓘ	$0.00 Print (PDF)
2013 Annual Bill ⓘ	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 051 001

Owner:
AYLA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$73.09**.

Account History

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

	Print (PDF)
2019 Annual Bill ⓘ	$0.00 Print (PDF)
2018 Annual Bill ⓘ	$0.00 Print (PDF)
2017 Annual Bill ⓘ	$0.00 Print (PDF)
2016 Annual Bill ⓘ	$0.00 Print (PDF)
2015 Annual Bill ⓘ	$0.00 Print (PDF)
2014 Annual Bill ⓘ	$0.00 Print (PDF)
2013 Annual Bill ⓘ	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 000

Owner:
JTFA LLC

Situs:
16650 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$1,116.65**.

Apply for the 2026 installment payment plan

Account History

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

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 001

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0 00

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 002

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0 00

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 003

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0 00

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 004

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03875 001 001

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$283.84**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00
	Print (PDF)
2024 Annual Bill	$0.00
	Print (PDF)
2023 Annual Bill	$0.00

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03875 010 001

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$38.15**.

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00 Print (PDF)

	Print (PDF)
2019 Annual Bill ⓘ	$0.00 Print (PDF)
2018 Annual Bill ⓘ	$0.00 Print (PDF)
2017 Annual Bill ⓘ	$0.00 Print (PDF)
2016 Annual Bill ⓘ	$0.00 Print (PDF)
2015 Annual Bill ⓘ	$0.00 Print (PDF)
2014 Annual Bill ⓘ	$0.00 Print (PDF)
2013 Annual Bill ⓘ	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Real Estate Account #03875 010 002

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$80.48**.

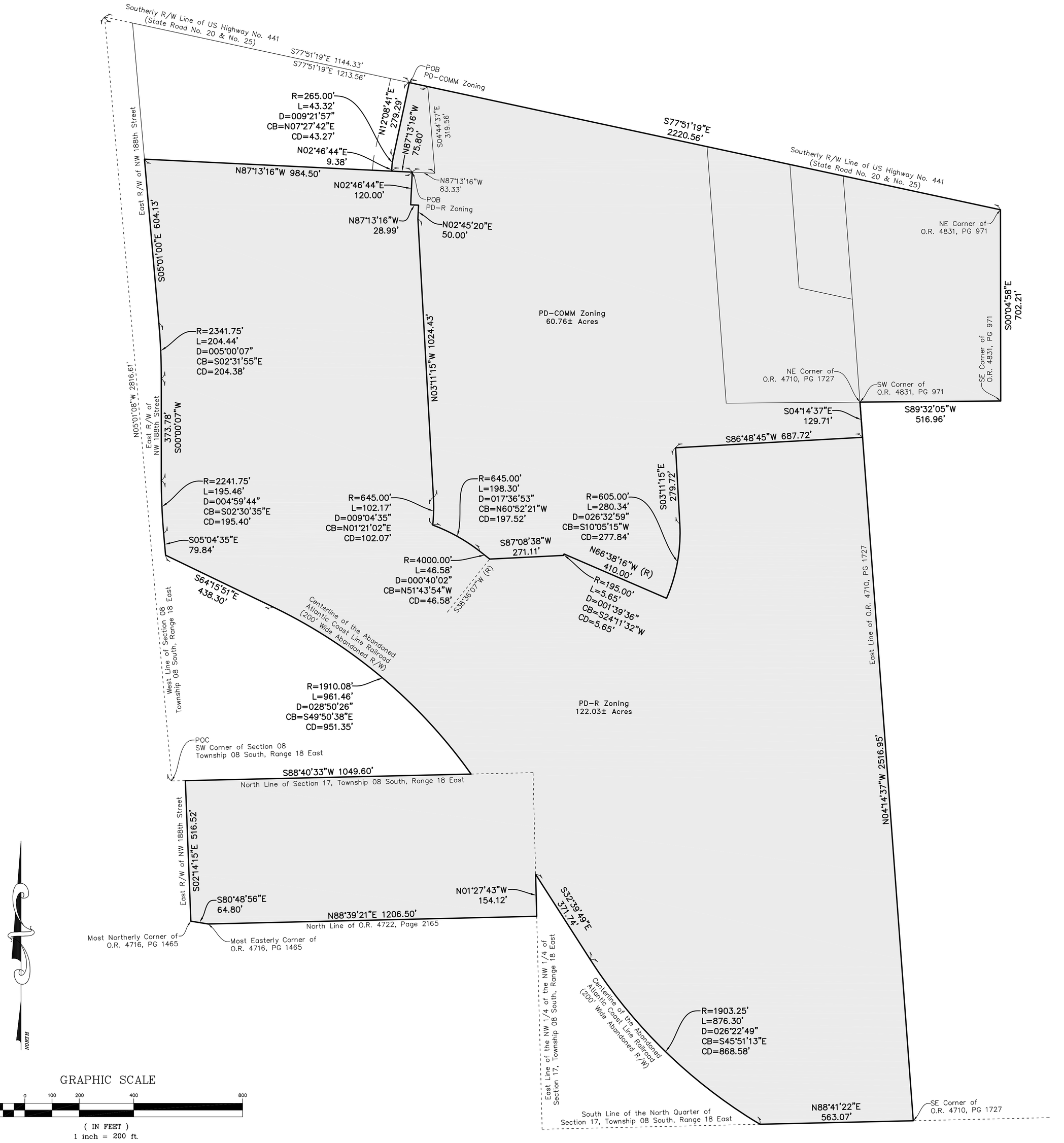
Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00 Print (PDF)

	Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)
2012 Annual Bill	$0.00 Print (PDF)
2011 Annual Bill	$0.00

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.



Legal Description

PD–COMM ZONING

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT–OF–WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON–TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT–OF–WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

PD–R ZONING

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT–OF–WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT–OF–WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT–OF–WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT–OF–WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT–OF–WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT–OF–WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT–OF–WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51'13" EAST, 868.58 FEET); THENCE NORTH 88°41'22" EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14'37" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON–TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

Surveyor's Notes

1. The bearings shown hereon are based upon the West line of Section 08, Township 08 South, Range 18 East as being North 05 Degrees, 01 Minute, 08 Seconds West.
2. The distances shown are in feet and are in the horizontal plane.
3. No search of the public records has been conducted by this office.
4. This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless accompanied by an electronic signature in accordance with Chapter 5J–17.062, Florida Administrative Code.
5. Abbreviations:

POC	Point of Commencement
POB	Point of Beginning
Sec	Section
Twn	Township
Rng	Range
PB	Plat Book
ORB	Official Records Book
Pg(s)	Page or Pages
R/W	Right–of–Way
R	Radius
L	Arc Length
D	Delta (Central) Angle
CB	Chord Bearing
CD	Chord Distance
(R)	Radial

Jared Rogers
Professional Surveyor and Mapper
State of Florida License No. 6687
Corporate Authorization No. LB 2389

THIS IS NOT A SURVEY

Legal Description and Sketch Prepared for: Rise Partners

eda consultants inc.
LB 2389
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, Florida 32601
TEL. (352) 373-3541
E-MAIL: mail@edafl.com

Project:	2025–0060.P01
Date:	10/15/2025
Sheet:	1 of 1
Scale:	1"=200'

PD-COMM ZONING
eda PROJECT No. 2025-0060.P01
OCTOBER 15, 2025

LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE

NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

PD-R ZONING
eda PROJECT No. 2025-0060.P01
SEPTEMBER 18, 2025

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49"

EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22’49”, A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51’13” EAST, 868.58 FEET); THENCE NORTH 88°41’22” EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14’37” WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48’45” WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11’15” EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

NOTICE OF NEIGHBORHOOD WORKSHOP

Date: Wednesday, September 24, 2025

Time: 6:00 p.m.

Place: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Fl 32615

Contact: eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes for all or a portion of 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004) from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI). There is also a proposed Planned Development – Residential (PD-R) zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). These properties are generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.

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PUBLIC NOTICE

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI) on 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004). There is also a proposed PD-R zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). This property is generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, September 24, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants, inc.

Contact: eda consultants, inc.
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - September 04, 2025)

PUBLIC NOTICE

Neighborhood Meeting – Alachua Solar I Project

Alachua Solar I, LLC invites the public to attend a Neighborhood Meeting to discuss the proposed Alachua Solar I project, a planned 7.0 MW DC / 5.0 MW AC ground-mounted solar energy facility to be located on approximately 38 acres located at the City of Alachua Wastewater Treatment Plant property.

The purpose of the Neighborhood Meeting is to provide nearby property owners and interested members of the public an opportunity to:
- Learn more about the proposed solar project;
- Ask questions directly to the project representatives;
- Provide early input and feedback on the development.

Meeting Details:
- Date: Thursday, September 18th, 2025
- Time: 5:00 PM to 7:30 PM
- Location: 13302 Progress Blvd.
  Alachua, FL 32615 (Project Site)

This meeting is intended to encourage open communication between the project stakeholders, nearby property owners, and the community. The Neighborhood Meeting provides an important opportunity for early public involvement and discussion.

For more information, or if you need special assistance, please contact:
Craig Fisher
Alachua Solar I, LLC
Phone: (305) 773-6993
Email: craig@morenienergy.com

(Published: Alachua County Today - August 28, September 04, and September 11, 2025)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants – Neighborhood Workshop Notice - Farmlands Commerical LUC-ZON**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **September 4, 2025**.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of September 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

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

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

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

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

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

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, September 24, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DAVID SCHERHOLM	18525 N.W 153rd PL	786-691-5769	
Robin Hammersmith	14617 NW 199th Pl	—	
M/M Conrad	19111 NW 156th	521-386-5745	denise1fl@gmail.com
Rodney Gillespie	19107 NW 151 Ave	352.318.0137	sandyacres82

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, September 24, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DANA Noyes	14520 NW 188th ST	727 599 5428	dana.noyes@icloud.com
STEVE LANG	16320 NW 188th ST	386 454 3127	sjlang@windstream.net
Tamara Robbins	PO Box 2317 Alachua		
KRIS LAWRENCE	18818 NW 156 Ave	904 260-6393	66lafitte@gmail.com
* Barbara Cloud-Workman	1943 rd. 21.	Alachua 32615	
Bryan Thomas	6814 NW 37 Dr. 32653	352 316 6552	br-thomas@CityofAlachua.com

Neighborhood Meeting Minutes

Project: Farmlands Commercial Land Use Change & Rezoning

Meeting Date & Time: September 24, 2025 at 6:00 p.m.

Community Participants: 12 participants in total (2 did not sign in)

Project Representatives: Clay Sweger, AICP, LEED AP – eda
Stephanie Sutton – eda
Ashley Scannella – eda
Sam Berry – Rise
Matt Phillips – Rise
Keith Lerner – Property Owner
Gerry Dedebach – NV5

Meeting Minutes:

The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What is the acreage of the subject property?
A: As shown on the maps on display, the future land use map change includes a reduction of 7 acres of Community Commercial land, reduction of approx. 20 acres of Moderate Density Residential land and a reduction of approx. 20 acres of Low Density Residential land. The future land use map proposes to add approx. 40 acres of Commercial land and 6 acres of Moderate Density Residential land. The zoning map proposes to reduce approx. 33 acres from PD-R and add 33 acres to Commercial Intensive. The PD-R will be amended in conjunction with these map changes.

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

Q: Will there be a stoplight put in? Where?
A: Yes, the plan is to install a new traffic light in front of the commercial area as part of the future commercial development. A traffic study will be provided and coordination and permitting with FDOT.

Q: The posted speed is too high? What can be done?

A: FDOT makes decisions related traffic speeds. We will discuss this issue with FDOT as the traffic study is prepared. The reduced speed may be a recommendation from our traffic study which will be prepared shortly.

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

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Will anything change in the already-approved residential Ph. 1 along the west side?
A: No, the plan is to develop Ph. 1 exactly the same as originally approved.

Q: How far is the commercial zoning area from 188th Street?
A: The commercial zoning area that's proposed is approximately 1,000 feet away from 188th Street.

Q: Will the stormwater basin still remain along 188th Street?
A: Yes, the basin will remain, as originally permitted.

Q: The access from the property to 188th Street will remain emergency-only, correct?
A: Yes, the access will be gated for emergency access only.

Q: Who are the commercial users that will be located on-site?
A: The developer is not able to announce the specific tenants at this time, but they are all national retailers and will include a variety of types to serve the public.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

NOTICE OF NEIGHBORHOOD WORKSHOP

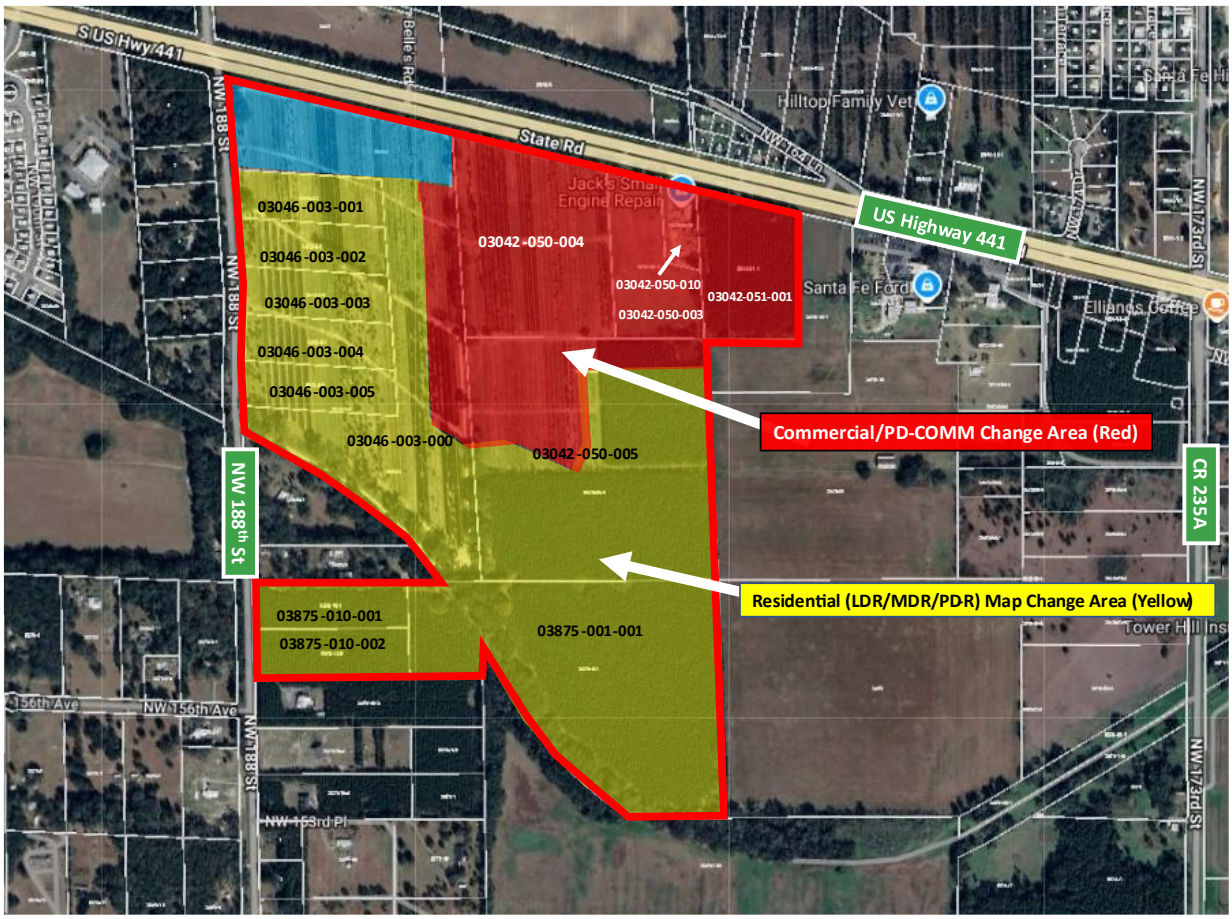
Date: Wednesday, October 22, 2025

Time: 6:00 p.m.

Place: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, FL 32615

Contact: eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



FESTIVAL:
Continued from page A1

Festival raises funds, supports local charities

seemed easier." That nostalgic theme carried throughout the free, family-friendly festival, where attendees were encouraged to don vintage attire and join in a lively costume contest.

This year's festival was a collaborative effort between NMSO and Gainesville Street Rods, which helped raise money for charity. Nearly $2,000 was collected to support Homes 4 Heroes, while a clothing drive gathered donations for St. Francis House. Organizers said both causes benefitted significantly from the enthusiastic response of festivalgoers.

Entertainment was central to the event, with music from the 1950s and 1960s filling the streets courtesy of Newberry's Twisted H Productions. A live DJ kept energy high throughout the day, while food trucks and local vendors offered refreshments and merchandise. The highlight for many was the classic car show, billed as "awesome" by organizers, which drew car enthusiasts eager to showcase vintage rides.

While the Fabulous 50's Festival is one of NMSO's smaller events, organizers said they were encouraged by the turnout. An estimated 3,000 visitors attended, enjoying not only the festival itself but also the restaurants and shops in historic downtown Newberry.

Mack said the strong community response reaffirmed the festival's growing role in highlighting downtown as a hub for both residents and visitors. The event not only showcased local businesses but also fostered a sense of pride in Newberry's historic core.

With live music, classic cars, nostalgic costumes and charitable giving, the Fabulous 50's Festival once again blended entertainment with community spirit—leaving organizers optimistic about the festival's future as a fixture on Newberry's event calendar.

# # #

Email cwalker@alachuatoday.com

Photos special to *Alachua County Today*

CITY OF WALDO FLORIDA

NOTICE

QUALIFYING OFFICIALLY OPENS IN THE CITY OF WALDO ON

OCTOBER 6, 2025

SEATS OPEN ARE

COUNCIL Seat I (1)– TWO YEAR TERM
COUNCIL Seat III (3) – TWO YEAR TERM
COUNCIL Seat IV (4) – TWO YEAR TERM

THERE IS A $25.00 QUALIFYING FEE OR IN PLACE OF THE FEE THE CANDIDATE MAY SUBMIT A PETITION SIGNED BY TWENTY- FIVE REGISTERED ELECTORS OF THE CITY OF WALDO. THE PETITION MAY BE OBTAINED AT CITY HALL MONDAY THROUGH THURSDAY, 7:00A.M. -5:30 P.M. (closed Friday's) THIS PETITION MUST BE PRESENTED TO THE CLERK AFTER BEING VERIFIED IN WRITING BY THE ALACHUA COUNTY SUPERVISOR OF ELECTIONS. IN ADDITION TO THE QUALIFYING FEE THERE IS A ONE PERCENT (1%) STATE ELECTIONS ASSESSMENT OF $32.50

AND

THE CANDIDATE MUST BE A PERMANENT RESIDENT OF THE CITY OF WALDO (RESIDING WITHIN THE CORPORATE CITY BOUNDARY LINES FOR A MINIMUM OF 6 MONTHS PRIOR TO QUALIFYING DATE OF OCTOBER 6, 2025 AND A QUALIFIED ELECTOR OF THE CITY OF WALDO.
YOU MUST PRESENT A CURRENT VOTERS IDENTIFICATION CARD WHEN QUALIFYING.

City Hall hours are Monday – Thursday 7:00am-5:30pm-CLOSED FRIDAY'S

QUALIFYING CLOSES ON OCTOBER 16 AT 4:00PM

(Published: Alachua County Today - October 02, 2025)

Window Screens Repair

River Basin Screen Repair, LLC

850-973-0110

river.basin.screen@gmail.com

Window Screens
Rescreening for Screened Rooms

Alachua County Today

is your best source for local news - 386.462.3355

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, October 22, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants · inc.

Contact: eda consultants inc.
Ph: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - October 02, 2025)

LISTINGS for sale

HORIZON REALTY of ALACHUA, INC. EST. 1980

GC526852 $449,900

11418 NW 161ST STREET ALACHUA

This property is the definition of peaceful! Only 11 minutes from I-75 and Hwy 441, tucked away less than a 1/2 mile down a dirt road you will find a driveway lined with mature, natural hardwoods. Amongst the beautiful twenty acres, set back from the roadway, is the existing cleared homesite.

GC519208 $2,917 month

16407 NW 174TH DR D&E ALACHUA

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

GC526736 $789,000

221 RILEY LAKE DRIVE HAWTHORNE

Welcome to this gorgeous 1.38 acre lakefront haven on the private spring fed Riley Lake! This Jewel is a solid custom built home in the tranquil Star Lake Forest neighborhood east of Hawthorne, Florida. This exquisite 3-bedroom, 2 1/2 bathroom home offers amazing and stunning views of Riley Lake.

GC528297 $359,900

10851 NE 109TH STREET ARCHER

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

HORIZON REALTY OF ALACHUA, INC.
WHAT'S ON YOUR HORIZON?

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

ALACHUA, FLORIDA The Good Life Community

City of ALACHUA

NOTICE OF BOARD VACANCY

Senior Resources

The Alachua City Commission is accepting applications for two (2) vacancies on its **Senior Resources Advisory Board**. Appointments will be for a three-year term. A minimum of three (3) members must reside in the City of Alachua, and two (2) members may be residents of the greater Alachua area. Interested applicants must be willing to attend meetings at least quarterly and have a keen interest in senior resources.

To apply, you can obtain an application and information from our website at www.cityofalachua.com or contact the City of Alachua at (386) 418-6100 to request a copy. The City must receive applications for consideration on or before October 16, 2025. You may send your application to the City Clerk's Office, P.O. Box 9, Alachua, FL 32616, or drop it off at City Hall, 15100 NW 142 Terrace.

(Published: Alachua County Today - October 02 & 09, 2025)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants - 2nd Neighborhood Workshop - Farmlands Commercial LUC-ZO**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 2, 2025**.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **5th day of October 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

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

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

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

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

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

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

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

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, October 22, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DANA NOYES	14520 NW 188th St Alachua	720 599 5428	dana.noyes@icloud.com
Robyn Smith	14962 NW 14th St Alachua		
Soorya Lindberg			soorya.lindberg@gmail.com
Gary Pappas	16104 NW 188th St	305 213 1121	gmpfish@outlook.com

Neighborhood Meeting Minutes

Project: Farmlands Commercial Land Use Change & Rezoning

Meeting Date & Time: October 22, 2025 at 6:00 p.m.

Community Participants: 4 participants in total

Project Representatives:
Clay Sweger - eda
Sergio Reyes - eda
Stephanie Sutton - eda
Heather Hartman - eda
Keith Lerner - Property Owner
David Lerner - Property Owner
David Buckle - Foresite Group
Craig Brashier - NV5

Meeting Minutes:
The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What are the changes between the first workshop and the second?
A: Essentially, the change is the addition of 3 parcels along US 441 into the proposed rezoning area. In addition, the portion of the property proposed for commercial use are now proposed to be zoned 'PD-CCOMM' instead of 'Commercial Intensive.'

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

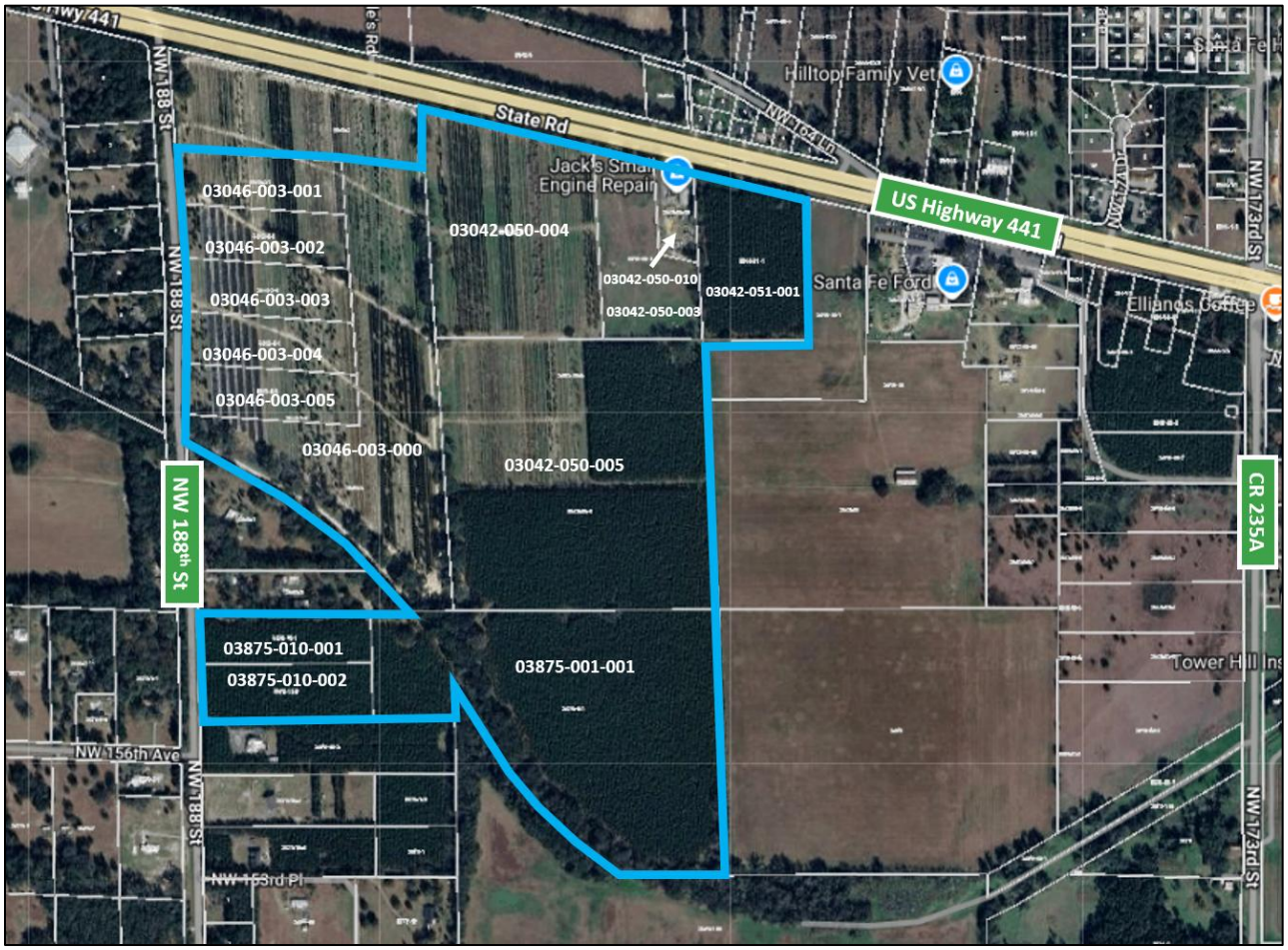
Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size. These requirements are not proposed to change from the approved zoning.

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Are there City utilities that serve the site?
A: Yes, the City serves water and sewer to the site.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

Rezoning Justification Report

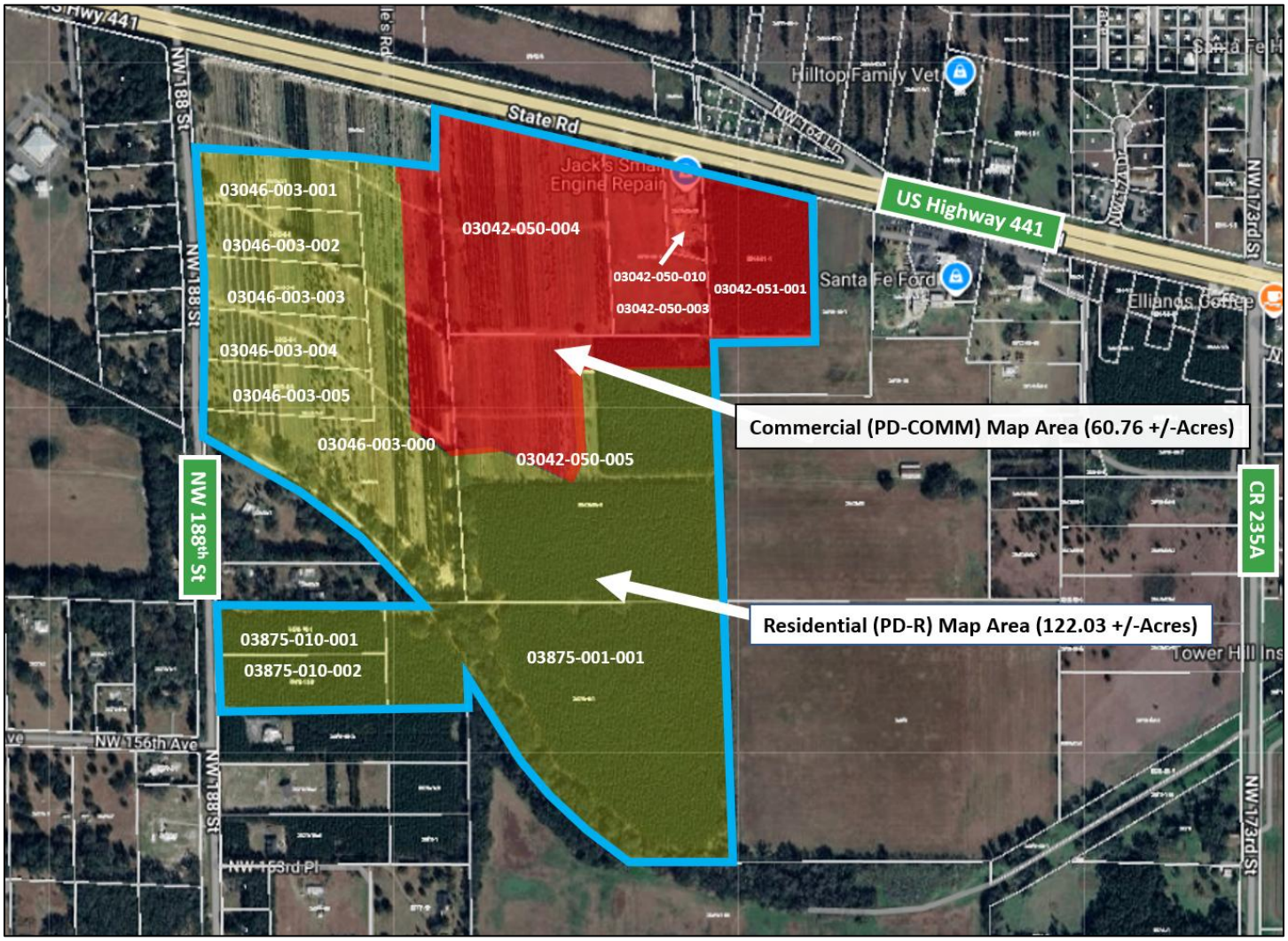


Request:	A proposed rezoning from Community Commercial and Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) and amendments to an existing Planned Development-Residential (PD-R) zoning district.
Location:	16400 to 18800 blocks of US Highway 441
Parcel Numbers:	03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002
Acreage:	±182 Acres
Prepared By:	Clay Sweger, AICP, LEED AP Gerry Dedenbach, AICP, LEED AP
Date:	January 26, 2026 Revised March 4, 2026, March 24, 2026

Background

The subject property is located in the 16400-18800 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 182-acre undeveloped property, that currently is utilized as a tree farm and contains timberland.

The tax parcel numbers are 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002. The subject property is located within Section 8 & 17, Township 8, Range 18. The parcel currently is undeveloped and is classified as timber land and grazing land, according to the Alachua County Property Appraiser's records.



Statement of Proposed Change

The property owner requests to rezone the property from Community Commercial to Planned Development-Commercial (PD-COMM) on approximately 7.0 acres, from Commercial Intensive to PD-COMM on approximately 20.45 acres, from Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) on approximately 33.31 acres. In addition, the applicant proposes amendments to an existing Planned Development-Residential (PD-R) zoning district on approximately 122.03 acres. The following tables summarize the proposed rezoning request and the associated net development scenario changes:

Summary of Proposed Change in Zoning Map

Zoning District	Area (+/-) Existing	Area (+/-) Proposed	Change (+/-)
Community Commercial (CC)	7.0 Ac.	0.0 Ac.	-7.0 Ac.
Commercial Intensive (CI)	20.45 Ac.	0.0 Ac.	-20.45 Ac.
Planned Development-Residential (PD-R)	155.34 Ac.	122.03 Ac.	-33.31 Ac.
Planned Development-Commercial (PD-COMM)	0.0 Ac.	60.76 Ac.	+60.76 Ac.

Summary of Proposed Rezoning (From / To)

Zoning Districts	Acreage (+/-)
Community Commercial to PD-COMM	7.0
Commercial Intensive to PD-COMM	20.45
PD-R to PD-COMM	33.31
PD-R Amendment	122.03
Total	**182.79**

Summary of Change in Zoning Scenario (Existing vs. Proposed)

Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.5 FAR[1] 15 DUA[2]	597,861 SF 411 Units
PD-R	155.34	1.77 DUA	275 Units
Total	**182.79**		**597,861 SF / 686 Units**

Proposed Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR[3]	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 DUA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

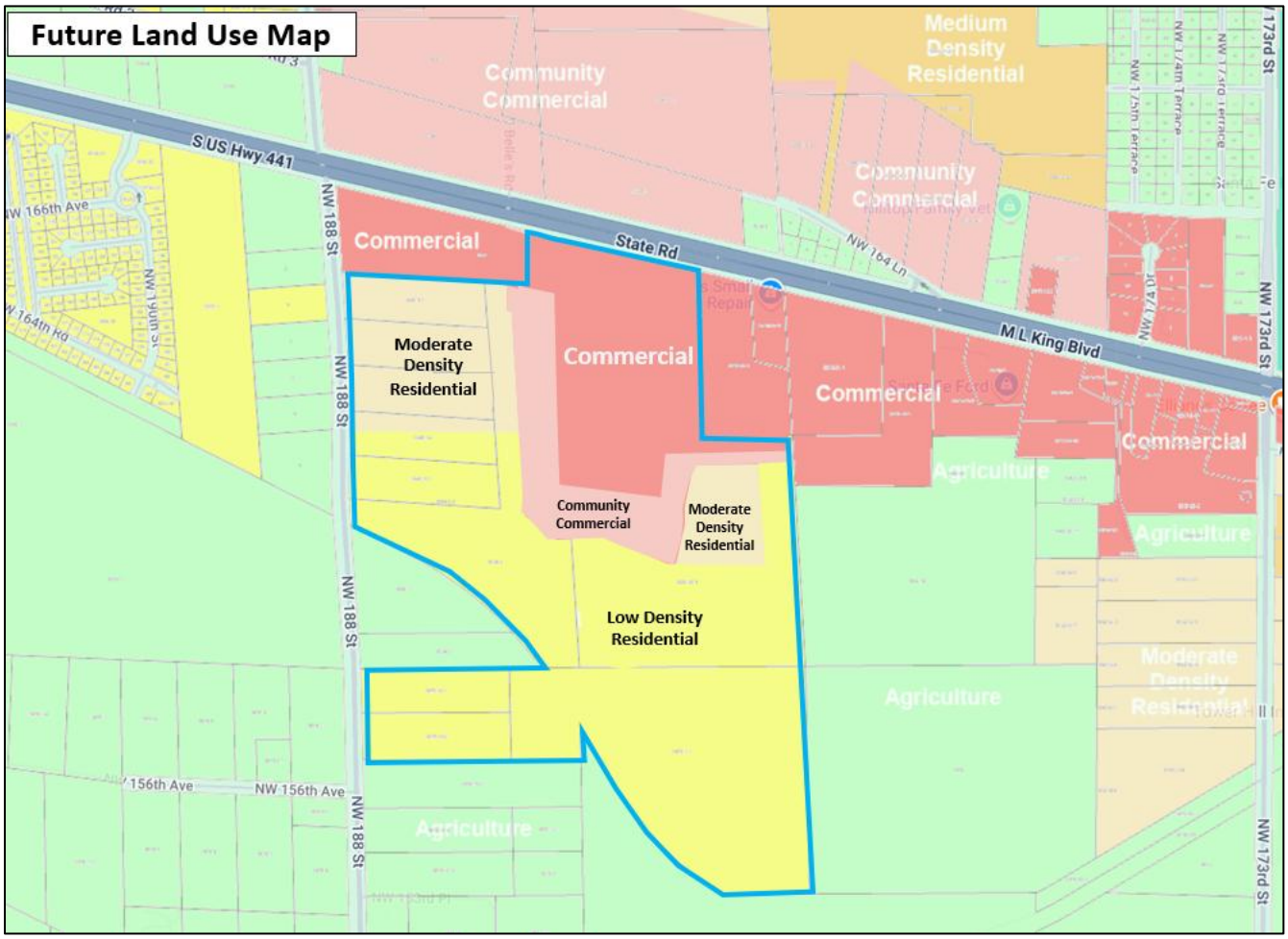
[1] *FAR per Comprehensive Plan*
[2] *DUA allowed per LDR Table 5.1-4*
[3] *FAR per proposed PD-COMM zoning for Site*

Net Change

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

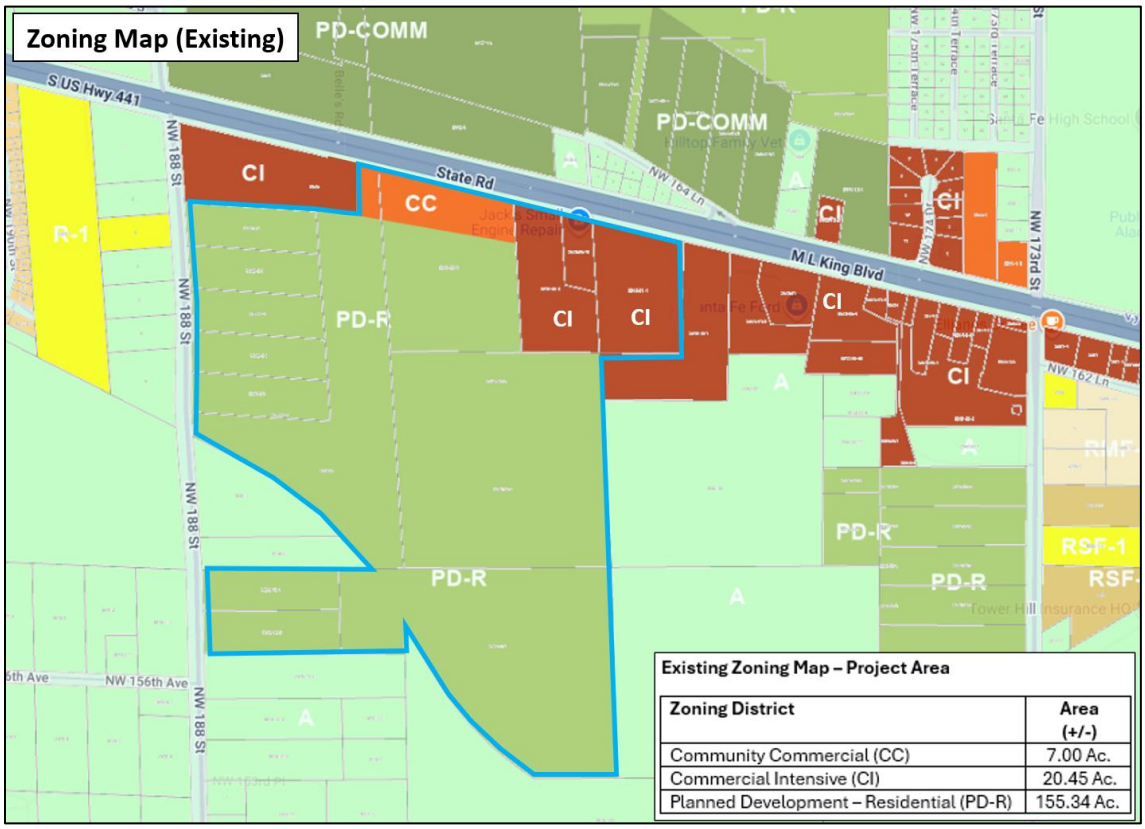
The proposed rezoning will result in zoning districts that are compatible with the underlying Future Land Use map designations of Commercial, Community Commercial, Medium Density Residential and Low Density Residential.

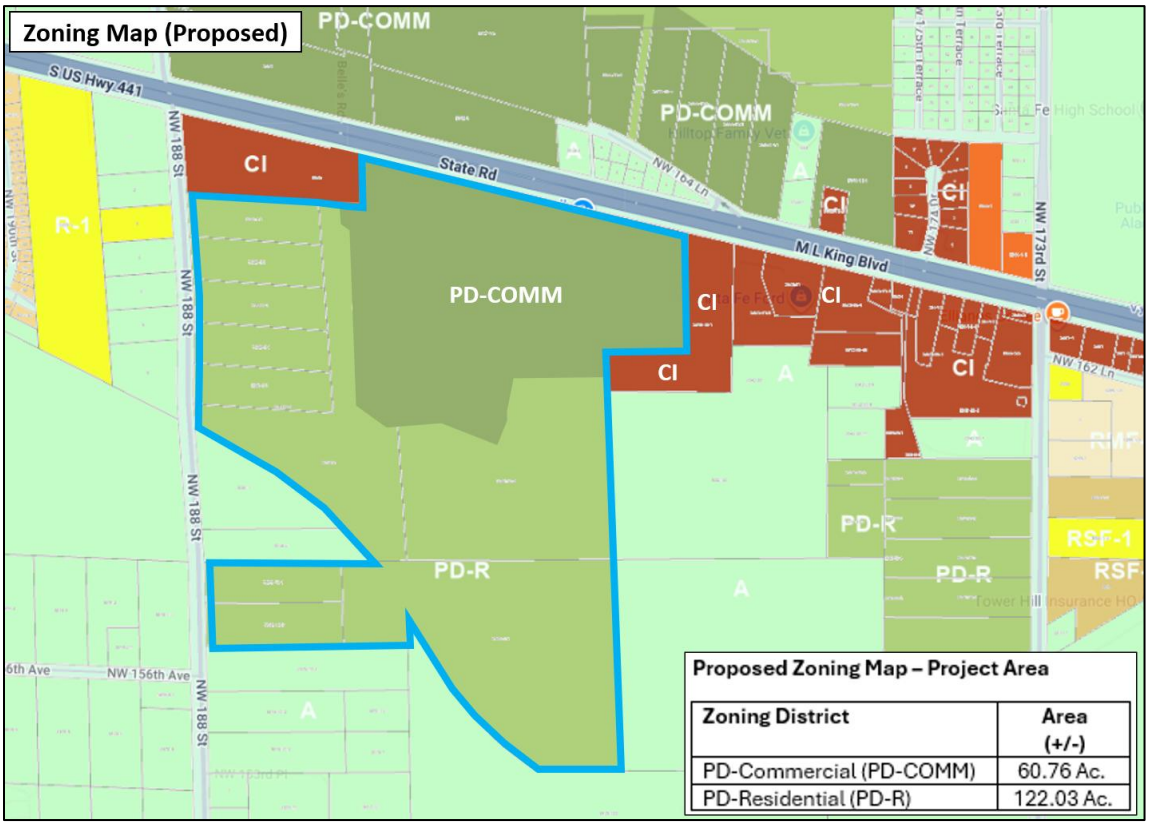
The Future Land Use Map (including proposed FLUM amendments) for the project site and surrounding area is illustrated below:



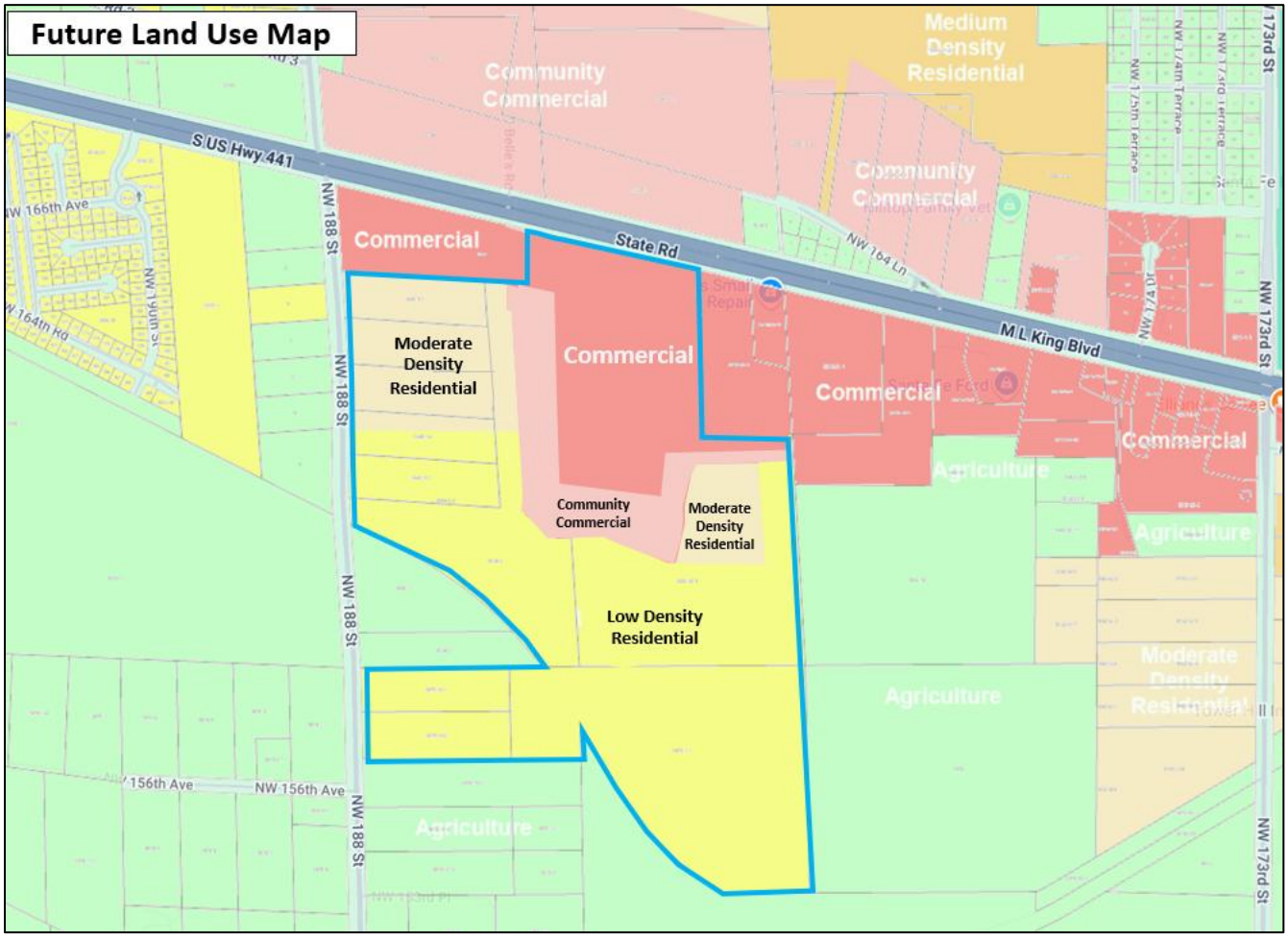
The subject parcel has Commercial, Community Commercial, Moderate and Low Density Residential future land use designations (with amendments proposed concurrently and consistent with the rezoning request) and is bounded by a mix of commercial and residential designations, including to the north and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation. Portions of land to the east, south and west of the property have an agriculture future land use designation.

The existing and proposed Zoning Maps for the project site and surrounding area are shown on the following page:


Zoning Map (Existing)
PD-COMM
S US Hwy 441
State Rd
M L King Blvd
NW 188 St
NW 173rd St
NW 162 Ln
NW 156th Ave
CI
CC
R-1
PD-R
RSF-1
RSF
Existing Zoning Map – Project Area
Zoning District | Area (+/-)
Community Commercial (CC) | 7.00 Ac.
Commercial Intensive (CI) | 20.45 Ac.
Planned Development – Residential (PD-R) | 155.34 Ac.


Zoning Map (Proposed)
PD-COMM
S US Hwy 441
State Rd
M L King Blvd
NW 188 St
NW 173rd St
NW 162 Ln
NW 156th Ave
CI
R-1
PD-R
RSF-1
RSF
Proposed Zoning Map – Project Area
Zoning District | Area (+/-)
PD-Commercial (PD-COMM) | 60.76 Ac.
PD-Residential (PD-R) | 122.03 Ac.

The proposed rezoning would amend the City of Alachua Zoning Map to place Planned Development zoning designations consistent with the requested future land use map designation of Commercial, Community Commercial, Moderate Density Residential, and Low Density Residential on the property. The proposed Future Land Use Map amendment, is illustrated below:



The City of Alachua Comprehensive Plan Future Land Use Element describes the Commercial future land use category as shown below, with desired uses in bold:

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

1. *Retail sales and services;*
2. *Personal services;*
3. *Financial institutions;*
4. *Recreation and entertainment;*

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

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

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

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

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

The permitted uses in the Commercial and Community Commercial future land use categories listed above are consistent with the permitted use identified in the Planned Development-Commercial (PD-COMM) zoning application for the subject property. More specifically, the PD-COMM zoning request includes a list of permitted uses that include some of the permitted uses identified above.

The proposed rezoning would also amend the property's existing Planned Development – Residential (PD-R) zoning to be consistent with the amended future land use map designation of Moderate and Low Density Residential. The Moderate and Low Density Residential future land use designation allow a variety of residential use types compatible with the surrounding development pattern in the vicinity, including single family detached units.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate and Low Density future land use categories as shown below, with desired uses in bold:

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

The following uses are allowed in the Moderate Density Residential land use category:

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

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): *The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.*

The following uses are allowed in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory Dwelling Units;
3. Manufactured or modular homes meeting certain design criteria;
***4. Residential Planned Developments**; and,*
5. Supporting community services such as schools, houses of worship, parks, and community centers.

As described in the policies listed above, the Moderate and Low Density Residential future land use designations consider residential planned developments (PD-R's) as an allowable use and as such, are consistent with the underlying Moderate / Low Density Residential future land use designations and are appropriate for the subject property as illustrated in the previous land use map exhibits. The

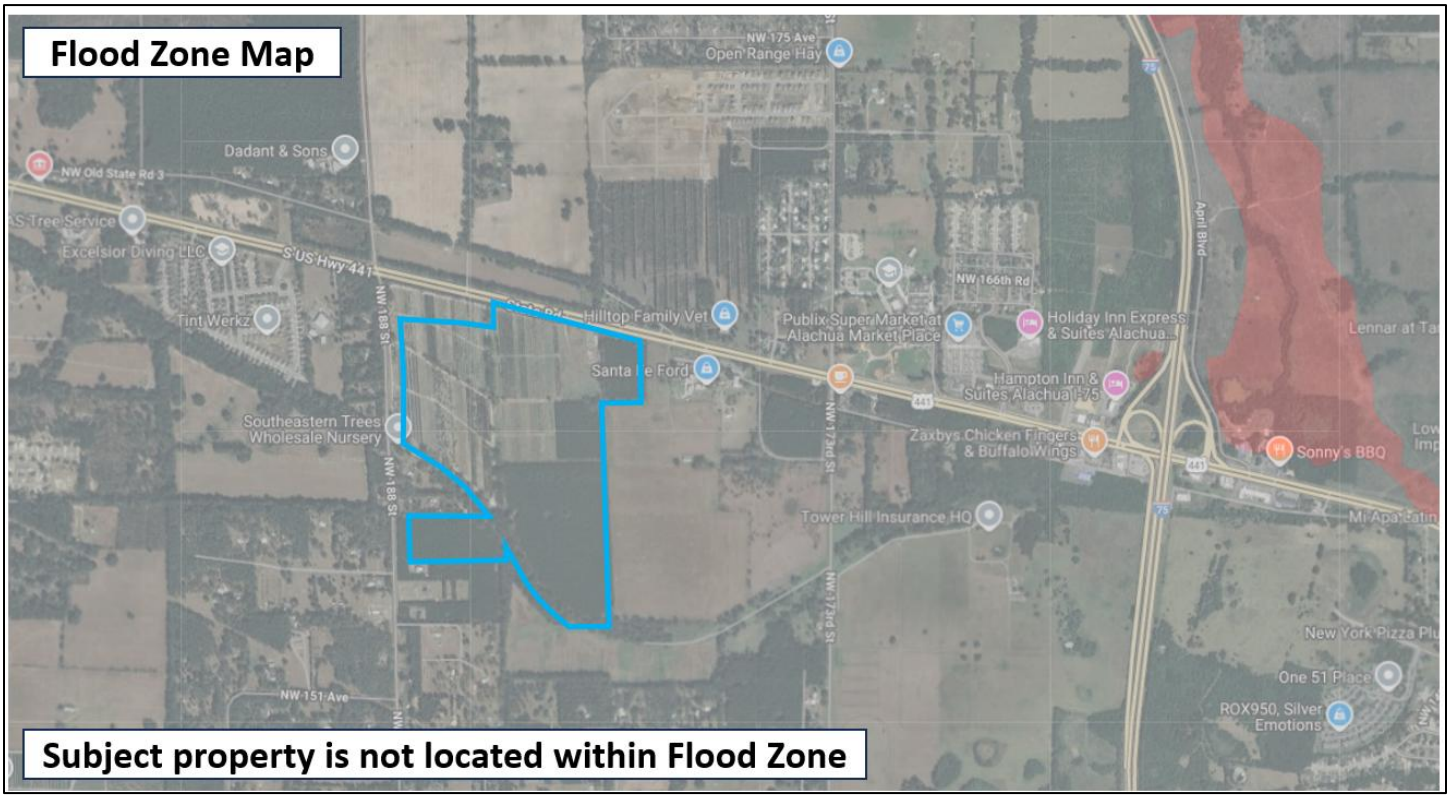
proposed zoning districts are appropriate due to their location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types that are compatible in nature. In addition, the property is served by all necessary public facilities to serve future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

Environmental / Suitability Analysis

The subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses and is suitable for urban development.

100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property and therefore, is not an issue for future development. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below and therefore, is not an issue for future development.

Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is complies with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 and 5 to 8 percent slopes consist of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

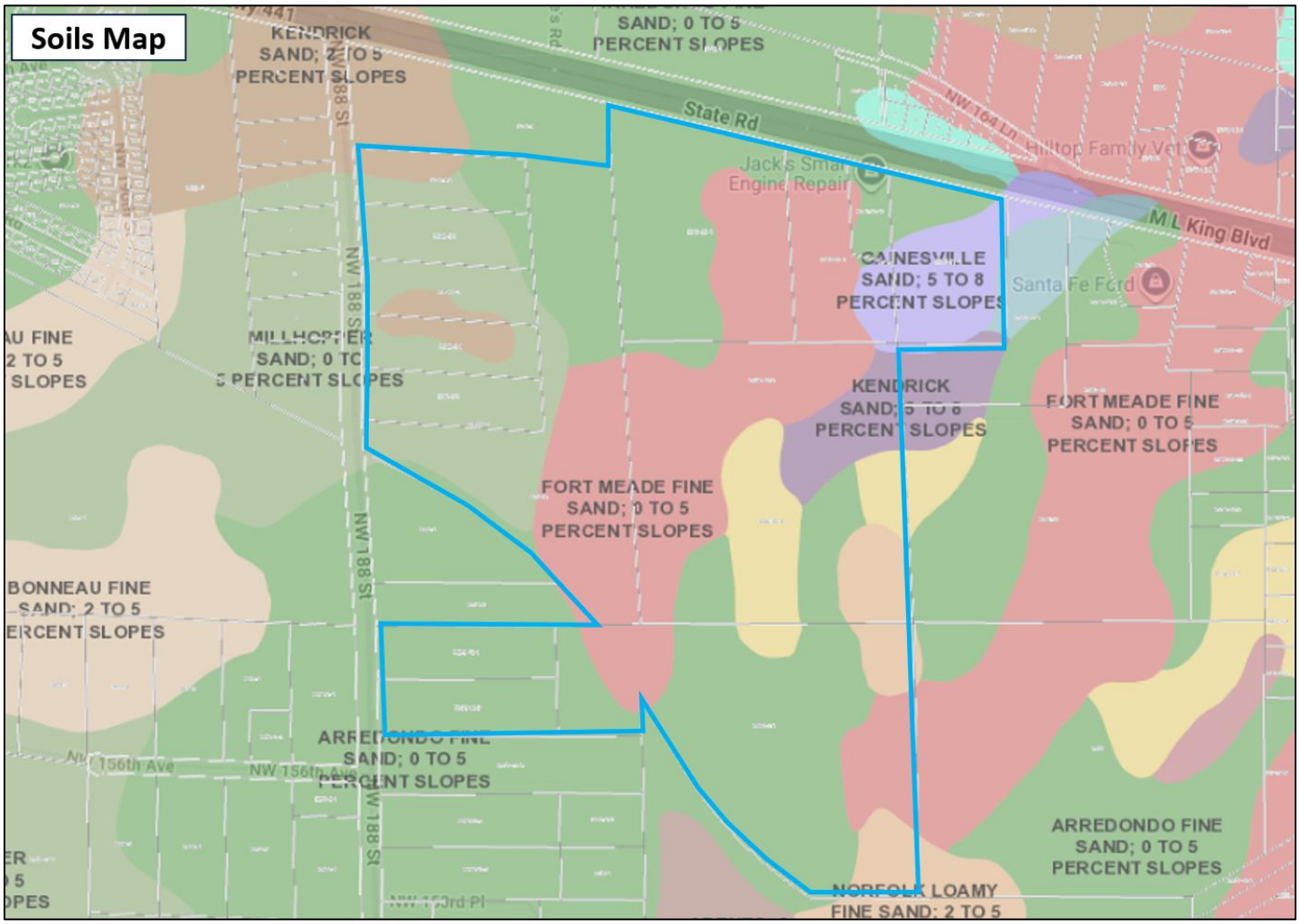
Millhopper Sand, 0 to 5 percent slopes consist of nearly level to sloping, moderately well drained soils in broad areas of gently rolling uplands and is slightly convex areas of the flatwoods. Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.

Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

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

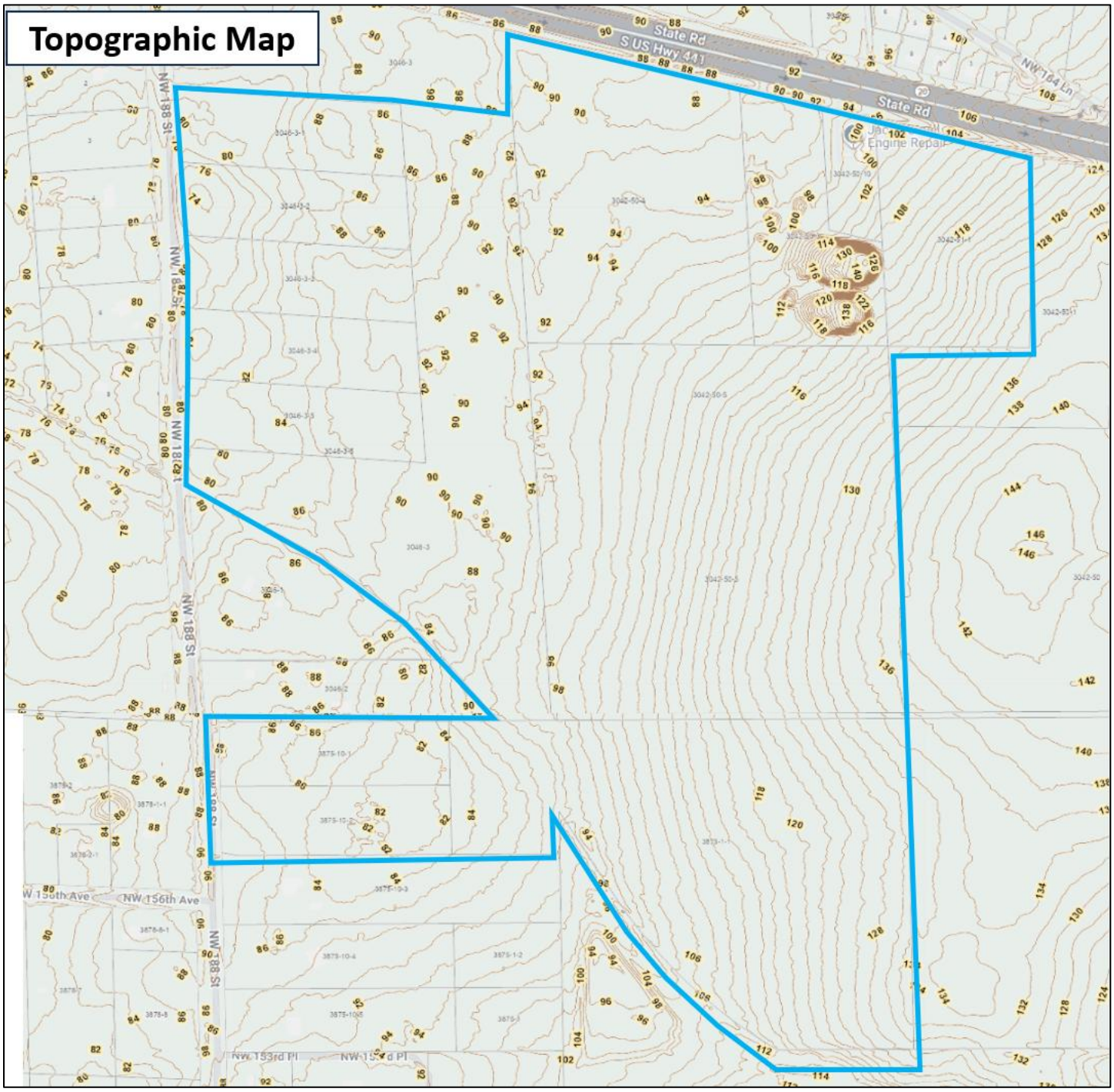
Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.

Gainesville sand, 5 to 8 percent slopes are gently sloping, fairly well drained soils. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.



Topography:

The following figure illustrates the site's topography. The site slopes from 136 feet in the eastern portion to approximately 74 feet in the western portion of the property, spanning over a large expanse of land and poses no impediments to site's proposed urban mixed-use development program.

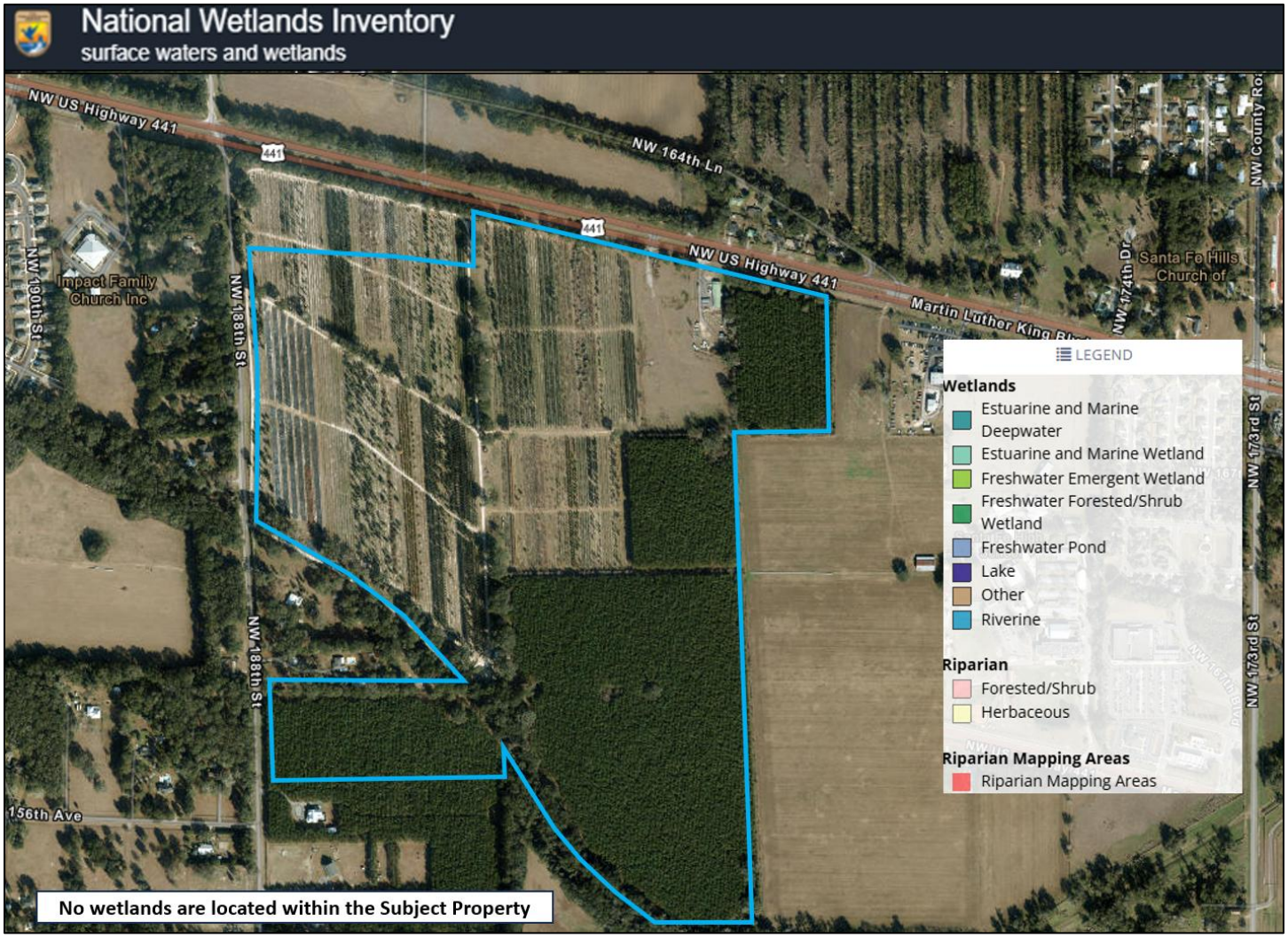


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation the property is not located in the wellfield protection zone.

Wetlands:

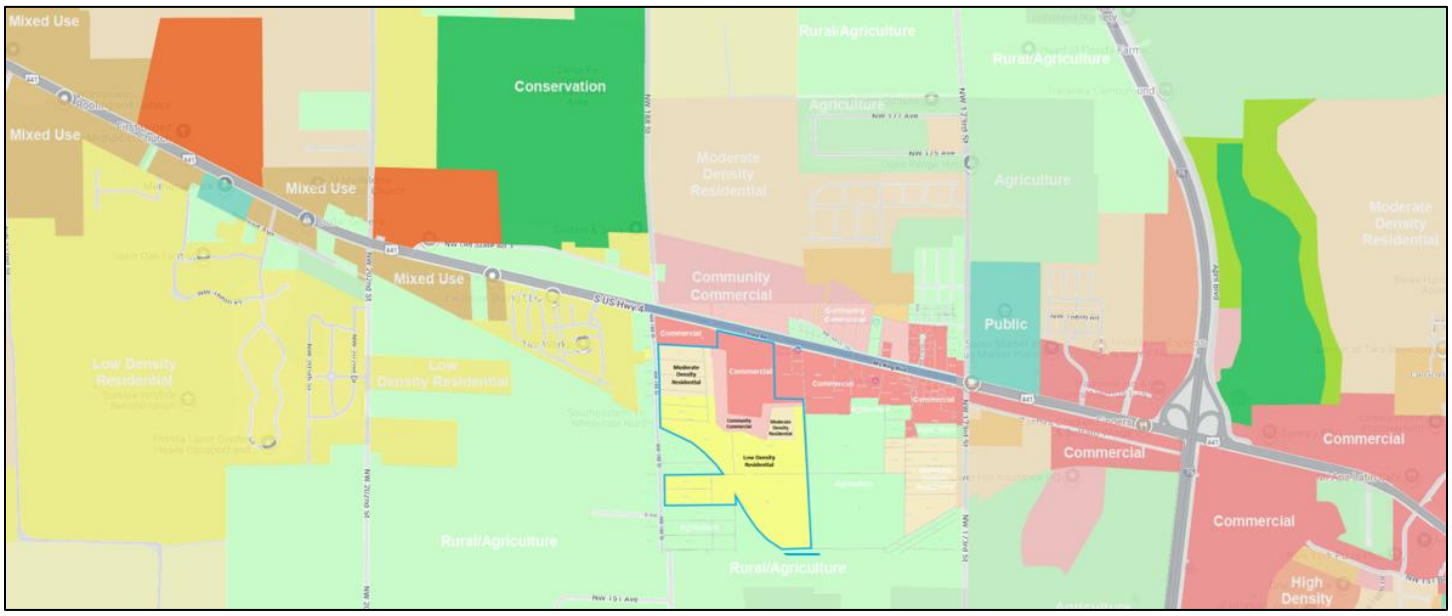
The figure below illustrates that there are no wetlands located on the subject property, according to the National Wetlands Inventory (NWI) map below:



Existing vs. Proposed Zoning Designations

This proposed zoning change is proposed in an area which includes existing nearby urban development in multiple directions with all urban utility infrastructure services available. The site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) are readily available with adequate capacity to serve the site and fully accommodate on-site urban development. There is also existing residential and commercial development in the immediate vicinity of the parcel.

As indicated on the combined future land use maps for Alachua & High Springs, almost every property abutting US 441 has an urban land use designation, which supports the development of these properties with a mix of residential and non-residential urbanized uses.



Existing vs. Proposed Designations

The application proposes to rezone the property from Community Commercial to Planned Development-Commercial (PD-COMM) on approximately 7.0 acres, from Commercial Intensive to PD-COMM on approximately 20.45 acres, from Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) on approximately 33.31 acres. In addition, the applicant proposes amendments to an existing approved Planned Development-Residential (PD-R) zoning district on approximately 122.03 acres.

The proposed zoning changes result in modest modifications to potential density & intensity for the site based on its existing designations and approved Planned Development Zoning Master Plan. The "Public Facilities Impact Analysis" section will analyze capacity to serve a potential development scenario on the site.

In summary, the tables below outline the net change in zoning entitlements that would result in the proposed future land use map change:

Summary of Change in Zoning Scenario (Existing vs. Proposed)

Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.5 FAR[(1)] 15 DUA[(2)]	597,861 SF 411 Units
PD-R	155.34	1.77 DUA	275 Units
Total	**182.79**		**597,861 SF / 686 Units**

Proposed Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR[(3)]	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 DUA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

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

Net Change

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

The site is located within an urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. The existing developed nature and urban character of the US 441 corridor within the City of Alachua indicates this area is continuing its urbanizing form area and there is a need for additional commercial and residential use options in the City and for residents in the context area and proximate Cities of High Springs and Newberry.

The zoning change creates an approximately 182-acre master planned development consisting of an approximately 60.76 acre Planned Development-Commercial (PD-COMM) area along US 441 and an approximately 122.03 acre Planned Development-Residential (PD-R) area that is interconnected to the south and east of the PD-COMM area, creating an overall mixed-use community. The City of Alachua Comprehensive Plan supports this type of master-planned, mixed-use development and the Planned Development zoning mechanism allows for an enhanced final project design.

Public Facilities Analysis

A zoning map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning categories, relative to the City's Level of Service (LOS) standards.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve on-site mixed-use development scenario.

Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon the realistic maximum development scenario, any new development allowed in the proposed zoning categories will operate within the City's LOS standards outlined in the Comprehensive Plan and LDRs.

Development Scenario Impact: The net difference between the existing and proposed zoning districts is described below:

Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.5 FAR(1) 15 DUA(2)	597,861 SF 411 Units
PD-R	155.34	1.77 DUA	275 Units
Total	**182.79**		**597,861 SF / 686 Units**

Proposed Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR(3)	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 DUA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

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

Net Change

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

Note that the proposed rezoning will result in a reduction of potential development maximum scenarios above that is already permitted on the adopted zoning map. The following public facilities impact information is based on the net changes indicated above.

Traffic:

Please refer to the Roadway Segment and LOS Analysis Report prepared by Optimus Traffic Solutions.

While there are existing segments of US 441 currently functioning either at or slightly over currently adopted Level of Service standards, the proposed project does not overly exacerbate existing conditions and brings forth opportunities to implement both capacity and safety strategies to the US 441 corridor and City as a whole. Items to be considered during the site plan approval process such as, but not limited to, Transportation System Management (TSM), Transportation Demand Management (TDM), Roadway Segment reclassification, Speed limit reductions, and overall re-evaluation of Level of Services / Quality Level of Service standards are all items the City of Alachua could consider moving forward.

Notably, at the two (2) Neighborhood meetings, our public engagement had several participants sharing how historic traffic volumes have increased over the last several decades and their desire for operational and/or safety modifications being greatly appreciated, during the course of site plan approval process. Many local participants stated their turning movements onto US 441 now take longer and they would appreciate operational modifications be considered and approved by the Florida Department of Transportation during the course of site plan review.

In addition, it was noted by many the introduction of service and retail establishments closer to their homes will reduce overall trip lengths, which equates to lower Vehicle Miles Traveled (VMT) in the transportation network. In addition, the introduction of a mixed-use component to the existing approved residential community will create greater opportunities for daily and specific trips being satisfied by non-motorized travel options. These items represent and reinforce many of the City of Alachua's recently adopted Land Development Regulations contained in Section 4.7 and the City's Strategic Goals, Objectives, and Policies contained within the Comprehensive Plan.

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities net impacts to City wastewater facilities. For residential uses, the flow rates were calculated using the ratio of 250 GPD / unit (-483 Units x 250 GPD = -120,750 GPD. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (-147,861 SF x 0.1 GAL/SF = -14,786 GPD).* Net generation (reduction) between residential and commercial changes is -135,536 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	813,000
Reserved Capacity	314,385
Site Demand	-135,536
Residual Capacity	**508,151**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): -147,861 SF x 0.1 GAL/SF = -14,786 GPD*
3. *Single Family Calculations: 250 Gal/Unit per day x -483 Units = -120,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities net impacts to City potable water facilities. For residential uses, the flow rates were calculated using the ratio of 275 GPD / unit (-483 Units x 275 GPD = -132,825 GPD). For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (-147,861 SF x 0.1 GAL/SF = -14,786 GPD.* Net generation (reduction) between residential and commercial changes is -147,611 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,565,000
Reserved Capacity[2]	338,499
Site Demand	-147,611
Residual Capacity	**544,112**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): -147,861 x 0.1 GAL/SF = -14,786 GPD*
3. *Single Family Calculations: 275 Gal/Unit per day x -483 Units= -132,825 GPD*

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Net Project Impact: Residential uses will generate a net reduction of 810 tons per year (based on calculation indicated in footnote #1 below. Commercial uses will generate a net reduction of 323 tons (based on calculation indicated in Footnote #2 below).

The following table indicates the projected net solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Uses[1]	-810 Tons
Solid Waste Impact – Commercial Uses[2]	-323 Tons
Net Increase	-1,133 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)= -810 Tons/Year*
2. *Formula: ((12 lbs per 1,000 SF/day x -147,861 SF) x 365 days/year) / 2,000 = -323 Tons/Year*
   **Source: Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

PUBLIC SCHOOLS

The proposed Zoning Map amendment will result in a net reduction of permitted residential density of 483 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on public school facilities adopted LOS standard.

RECREATION

The proposed amendment to the Zoning Map will result in a net reduction of permitted residential density of 483 dwelling units. As such, there will be a reduction of recreation area demand. Based on this, the amendment will lessen impacts on the City's recreation adopted LOS standard.

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	56.48
Reserved Capacity	11.64
Site Demand	-6.6
Available Recreation Acreage	**73.96**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Calculations for Proposed Project: -483 Units x 2.76 persons/household x 5 acres / 1,000 persons = -6.6 acres*

Stormwater:

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 16121 NW 173rd Street.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed zoning change. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

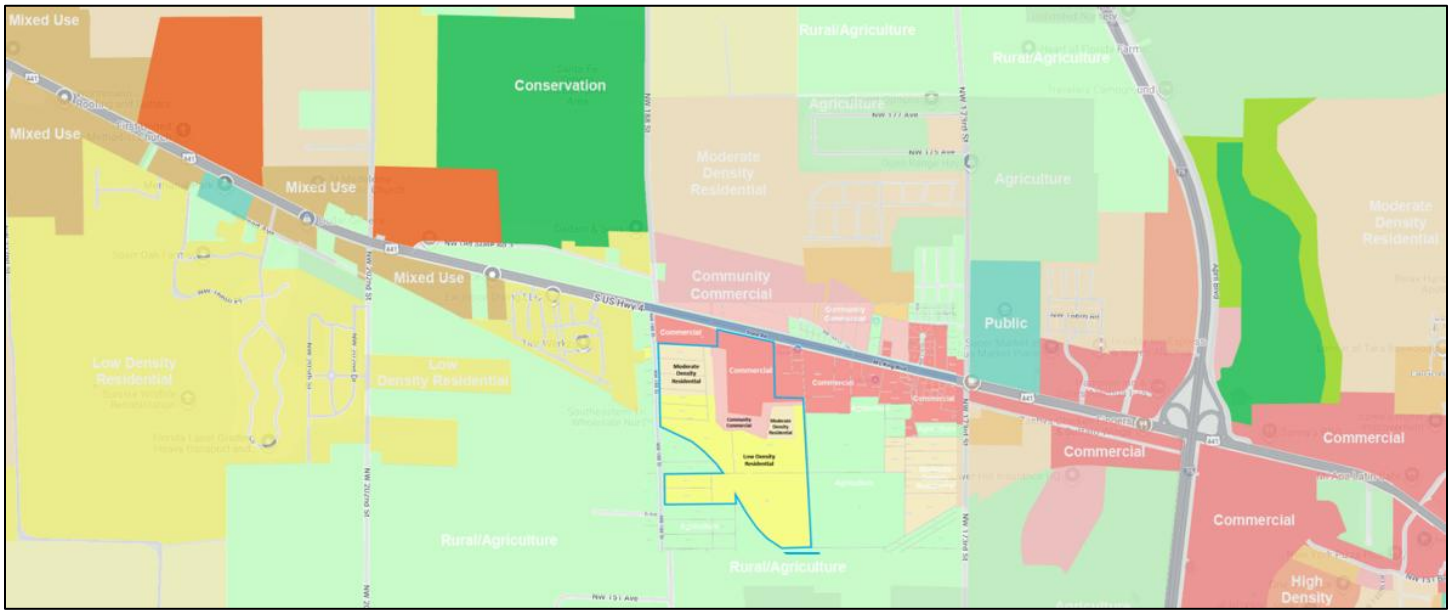
North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed PD-COMM and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have urban designations.



Comprehensive Plan Consistency

This rezoning Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed rezoning application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, Economic Element and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City. The following uses are allowed in the Low Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory Dwelling Units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. ***Residential Planned Developments**; and,*
5. *Supporting community services such as schools, houses of worship, parks, and community centers.*

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

The following uses are allowed in the Moderate Density Residential land use category:

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

Consistency: The Moderate Density and Low Density Residential future land use designations promote use types that are compatible with the surrounding development pattern in the vicinity, including single-family detached units and single-family subdivisions.

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

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

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

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;

11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

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

Consistency: As described in the policies listed above, the Commercial, Community Commercial, Moderate Density Residential and Low Density Residential future land use designations support the proposed PD-COMM and PD-R zoning districts, which will serve to implement the underlying Comprehensive Plan future land use designations, illustrated in the previous land use map exhibits. The proposed future land use map designations are appropriate due to their location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve the site's future development.

Policy 1.3.d: Design and performance standards:

The following criteria shall apply when evaluating commercial development proposals in the commercial & mixed use future land use categories:

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*
2. *Buffering from adjacent existing/potential uses;*
3. *Open space provisions and balance of proportion between gross floor area and site size;*
4. *Adequacy of pervious surface area in terms of drainage requirements;*
5. *Placement of signage;*
6. *Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;*
7. *Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;*
8. *Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;*
9. *Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and,*
10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*

<u>Consistency</u>: The proposed mixed-use community includes the integration of vehicular and non-vehicular access into the site and access management features of site, in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access. Consistent with the site's adopted Zoning, the site retains all agreed upon buffering area from adjacent existing/potential uses. The site's integrated mixed-use design provides open space provisions, balancing the proportion between gross floor area and the site's overall size. Open space shall be accounted across the holistic site. The site also functions in accordance with the original approval in relation to adequacy of pervious surface area in terms of drainage requirements. Placement of signage will be conducive with the context area and provide not only visual branding but wayfinding within the site.

Site lighting and potential impacts of lighting upon the surrounding area are minimized by generous landscape buffers within and around the site. Lighting will be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where not intended;

Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict have been considered in the PD-Res and PD-Comm areas and will be finalized during Development Plan Approval, with appropriate traffic control and calming mechanisms.

Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations, will be addressed and finalized during Development Plan Approval.

No known unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design are not germane to this specific site due to its location and small scale.

Policy 1.3.e: Density and intensity standards.

2. *Mixed-uses. The following density and intensity standards shall apply to mixed-use development proposals in the commercial & mixed-use land use categories:*

    a. *Density. Residential uses are limited to a density of 15 dwelling units per acre in the Community Commercial and Commercial future land use categories and 20 dwelling units per acre in the Central Business District land use category.*
    b. *Intensity. Non-residential uses are limited to an intensity of 0.6 floor area ratio for parcels 5 acres or greater, 0.85 for parcels less than 5 acres but greater than 1 acre, and 1.25 floor area ratio for parcels less than 1 acre.*

<u>Consistency</u>: The proposed Floor Area Ratio (FAR) is 0.17, far below existing City of Alachua Land Development Regulations standards, based on the mixed-use design.

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

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

Consistency: No radial, strip, isolated, or ribbon patterns will be created by this land use change. The proposed development upon the subject property is mixed-use and internally connected, thus not promoting strip development. The mixed-use development form promotes consistency with the Comprehensive Plans overall goals for the land use pattern along the US 441 corridor and throughout the City of Alachua. In addition, the proposed Planned Development is designed to include a master plan that includes appropriate access management, interconnectivity, setbacks, buffers, and pedestrian facilities.

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

2. *The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.*

Consistency: Creation of a mixed-use development program, such as proposed in this application supports the City's establishment of Activity Centers, through the combined placement of commercial and business areas in a master planned community. Mixed-use development creates both short- and long-term benefits in transportation management and the creation of multi-modal opportunities within the community and City as a whole.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the

underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

Consistency: As shown in the PD-COMM / PD-R Master Plan submitted with this application, all onsite dwelling units shall be a variety of detached, single-family homes, which are consistent with Policy 2.1.a.1.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

Consistency: No non-residential activities are being proposed within the proposed PD-R zoning area. However, the overall project does include commercial uses in the proposed PD-COMM zoning area, which will provide access to goods and services to the future neighborhood residents, the City of Alachua, and community as a whole.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

Consistency: The subject PD-COMM / PD-R zoning will meet or exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan, through holistic design across the entire site. Permitted onsite activities are indicated on the PD Master Plan documents.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

Consistency: As will be indicated during the subsequent development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and street lighting systems.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Consistency: The proposed project is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities, and other local services.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high density residential land use categories. Those regulations shall be developed to achieve the following: 1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Consistency: The City has established the PD districts, which the applicant is seeking to utilize.

Objective 2.5: *Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.*

Policy 2.5.a: *There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.*

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Consistency: **As illustrated in the proposed PD-R / PD-COMM Master Plan submitted with this report, the proposed development will meet or exceed required 10% minimum across the holistic site. Permitted uses in the open space area are identified on the PD Master Plan documents.**

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Consistency: This application and the related materials demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.1: *Natural features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.*

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

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property abuts a State arterial roadway for full access (US Highway 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to serve the site's future development.**

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Consistency: There are no steep slopes onsite that will impede site development.

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

Consistency: There are currently six types of soils located onsite. According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations.

The City shall establish standards for a limitation on filling in flood prone areas.

Consistency: There are no FEMA flood zone areas located on the project site.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Consistency: There are no wetland areas located on the project site.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Consistency: No listed species are known onsite.

Objective 5.2: Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in

accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property abuts a State arterial roadway for full access (US Highway 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to serve the site's future development.**

Development Plan(s) proposed for the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

Consistency: **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

Objective 1.1: *Level of Service The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.*

Consistency: **An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on potential land use maximum net development scenarios indicate that the proposed rezoning will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

Objective 1.2 *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

Goal 2: *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the site will be required to connect with potable water and wastewater facilities consistent with the above Goals and Objectives. Stormwater management facilities for development upon the site will be required consistent with adopted engineering standards.**

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: **The proposed PD-R/PD-COMM zoning does not permit any industrial-type non residential uses, which are more likely to create concerns with air quality. Any future development proposal associated with the site will meet the City's air quality standards.**

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: As described in the Environmental Analysis section of this application, the existing soil types on site have minimal to no limitations for urban development.

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Consistency: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the site's future development and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas complying with all applicable City, County, and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: **There are no known mineral resources within the subject property.**

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: **The Environmental Analysis section of this report did not identify any geological resources on the property.**

Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Consistency: **No wetlands are located on the subject property.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: **The required open and green space requirements shall be met upon subsequent development of the site.**

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: **The site's future development will be connected to centralized water and sewer facilities consistent with the requirements in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: **There are no surface water bodies located on the project site.**

Capital Improvements Element:

Objective 1.2: *The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.*

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

Public Schools Element

Objective 2.2: Level of Service Standards The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.

Consistency: An analysis of the impacts to public schools facilities has been provided within 'Public Facilities Analysis' section of the Report. The proposed Zoning Map amendment will result in a net reduction of permitted residential density of 72 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on the City's public school facilities adopted LOS.

Housing Element

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

Consistency: This amendment would support additional housing within the PD by including a residential component, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Consistency: An analysis of the impacts to recreation facilities has been provided within 'Public Facilities Analysis' section of the Report. As stated, the proposed zoning map amendment will result in a reduction of recreation area demand. Based on this, the amendment will lessen impacts on recreation adopted Level of Service.

Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed Community PD-COMM and PD-R zoning are appropriate implementing districts for the underlying Commercial, Community Commercial, Moderate and Low Density Residential future land use categories (concurrent application).

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations Ordinances and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and two (2) neighborhood meetings with the public. If the property is rezoned to PD-COMM and PD-R, on-site development will comply with applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the City of Alachua's Land Development Regulations or as proposed in accompanying documents

(c) Logical Development Pattern

Consistency: The rezoning request to PD-COMM will take place on land fronting US 441, which will take advantage of the high visibility along and direct access to this corridor and is aligned with the adjacent existing commercially zoned properties to both the east and west and north. The PD-R zoning also creates a logical development pattern for the subject property and the surrounding area, as it provides a step-down approach and transitional density buffer from

development on the US 441 corridor and commercially zoned properties southward toward other residential uses, and further to the south where rural residential homes are located. In addition, larger lots are approved where abutting agriculturally zoned properties.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a State arterial roadway, within close proximity to Interstate 75 and is in direct proximity to urban development land use and zoning designations.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrates the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

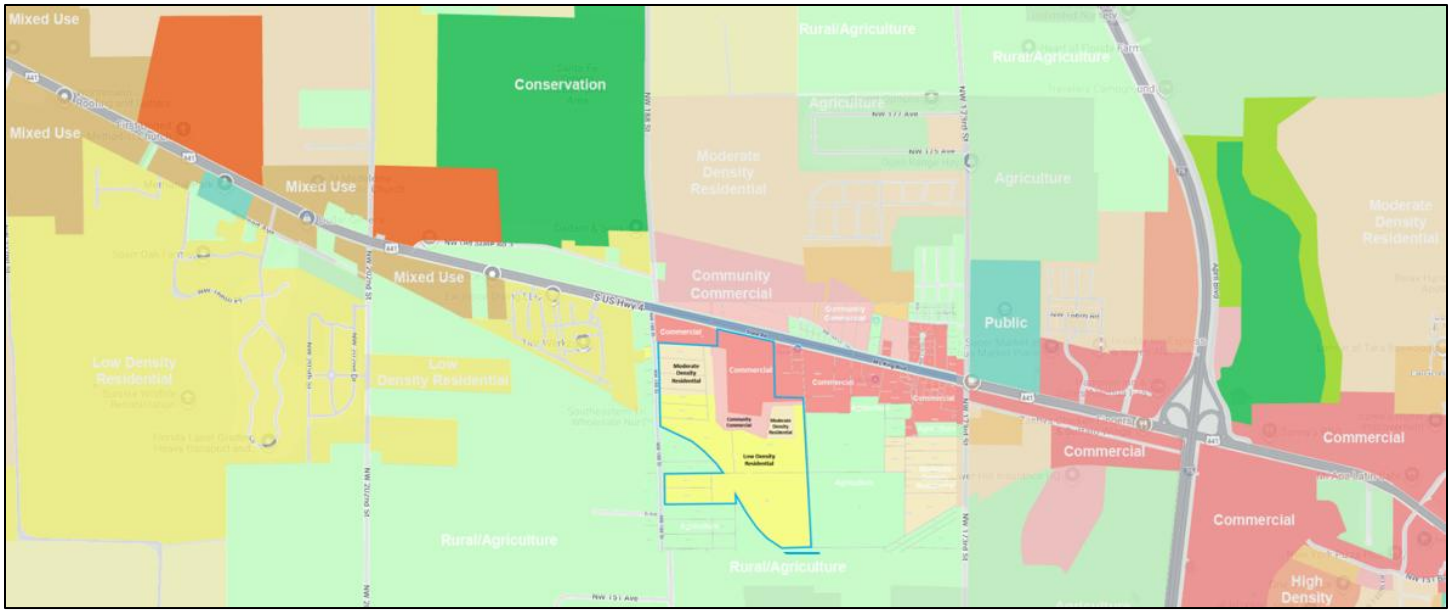
North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed PD-COMM and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have an urban designation:



(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of non-residential and residential development types that are part of an overall master planned project strategically located near US 441 and Interstate 75. The site's future development as a master planned PD promotes quality development and is consistent with established development pattern in the immediate area.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning does not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential development types and densities and commercial areas in the vicinity that are strategically located near US 441 and Interstate 75. The proposed PD-COMM zoning area completes a portion of land along US 441 currently bounded by other commercial lands on the west, north, and east sides.

Specifically, regarding residential development in the PD-R area, the proposed maximum PD density maximum of approximately 1.66 units per acre is low for single family development, and provides a transitional density buffer between properties closer to the Interstate and lower density lands to the south and west. The site's development as a mixed-use community containing both PD-Res and PD-Comm promotes a logical urban development pattern with supportive nearby commercial components.

(h) Encourage Sprawl

Consistency: The following Urban Sprawl Analysis indicates that the rezoning application does not encourage sprawl based on the following:

Urban Sprawl Indicators

This zoning map amendment has been analyzed to determine that the amendment incorporates a development pattern or urban form that achieves at least four of the following criteria indicating that it discourages urban sprawl (Ch. 163.3177(6)(a)(9)(b), F.S.).

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

Response: The proposed rezoning to the commercial (PD-COMM) and residential map (PD-R) designations is in a geographic area with all necessary urban services available to serve urban development on the property (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) along a State arterial highway (US 441) and proximity to Interstate 75. In addition, future development shall comply with the applicable regulations regarding protection of natural resources.

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

Response: The subject property is currently served by a State arterial roadway for full access (US Highway 441). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel.

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

Response: The proposed future land use map amendment will include a mix of residential and non-residential land uses that will provide the appropriate designations to support a proposed companion mixed use Planned Development (PD-R / PD-COMM) zoning, which will include a master plan to interconnect the residential and non-residential uses and will include urban design standards to promote walkability.

(IV) Promotes conservation of water and energy.

Response: The proposed future land use map amendment will promote a mix of residential and non-residential uses in an area in which the City has adequate public infrastructure to support growth. Development in urbanized/urbanizing areas with appropriate water and sewer services available help promote overall conservation of water and energy.

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

Response: Currently, there are agricultural and silviculture operations upon the subject property. However, the property owner plans to relocate and preserve (not eliminate) their

existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

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

Response: The proposed zoning map amendment will promote the provision of open space and recreation areas. Currently, the subject property does not include any dedicated public open spaces or recreation areas. The future development of the property with a residential development will be required by City regulations to provide these types of amenities.

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

Response: The proposed zoning map amendment for the commercial and residential map designations provides an additional mix of residential and non-residential land uses that complement each other along US Highway 441 in an area with centralized services available.

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

Response: The proposed zoning map amendment will include a mix of residential and non-residential land uses at urban densities and intensities to create a development pattern that will discourage sprawl due to the locational characteristics of the subject property, including adjacency to a state arterial highway, availability of centralized public facilities, etc.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Response: The proposed zoning map amendment creates a mix of commercial and residential land use designations in an area of the City of Alachua suited for development due to its geographic location and availability of centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc. Existing public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

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

Response: The subject property is located in an urban area along US Highway 441 with significant urban development near the US 441 / I-75 interchange. To the east and west of the subject property (along US Highway 441) are properties with commercial land use & zoning designations. In addition, multiple developed properties with complimentary commercial and residential future land use designations are in the vicinity. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection of centralized water & sewer utilities, electric, telecommunications, etc.

3. *Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

Response: No radial, strip, isolated or ribbon patterns will be created by this zoning map change. The proposed development upon the subject property is mixed-use and internally connected, thus not promoting strip development. This development form promotes consistency with the Comprehensive Plans overall goals for the land use pattern along the US 441 corridor and throughout the City of Alachua.

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

Response: On site environmental resources will be protected during development plan permitting in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.*

Response: Currently, there are agricultural or silviculture operations upon the subject property. However, the property owner plans to relocate, not eliminate, their existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

6. *Fails to maximize use of existing public facilities and services.*

Response: Upon approval of the site's zoning map change and development plan permits, all existing utilities provided by the City of Alachua shall be utilized. A State arterial roadway (US 441) provides full access to the property. Centralized water & sewer utilities, electric,

telecommunications are currently available to serve the subject property. Connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future development.

7. Fails to maximize use of future public facilities and services.

Response: As stated above, future development will be required to maximize the use of future public facilities and services available to serve the site. Connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future proposed uses. This will involve connection to future public facilities and services.

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

Response: The subject property is located in the urban part of the City of Alachua abutting an existing State arterial roadway and a secondary paved road. Potable water and sanitary sewer, law enforcement, educational, health care, fire and emergency response, and general government facilities and services are available within the City of Alachua. According to the City Public Services Department, utilities are available to service the parcel's future development. Adequate vehicular capacity is currently available on the local road network to serve future development on site. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

Response: The subject property is within the City of Alachua's urbanized area and located directly on US Highway 441, with availability of centralized utilities and consistent with the area's land use pattern. The transitional density gradient created by the requested zoning amendment creates a clear separation between rural and urban uses to the south and southwest of the site.

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The site's proposed development as a mix of commercial and residential uses along the US 441 corridor with public services available (water, sewer, police, fire, etc.) in an area that is urbanizing in nature based on the existing local development pattern and urban land use and zoning designations along US 441 adjacent to the subject property.

11. Fails to encourage an attractive and functional mix of uses.

Response: The proposed zoning change proposes an attractive and functional mix of uses in the immediate area, which includes commercial and residential uses.

12. Results in poor accessibility among linked and related land uses.

Response: The proposed amendment will not result in poor accessibility among linked and related uses. The proposed PD Master Plan documents includes provisions for interconnectivity between uses for vehicular, pedestrian, and bicycle modes.

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of any future development, per City of Alachua LDR requirements.

(i) Spot Zoning

Consistency: The subject property is located abutting other commercially zoned properties to the west, north and east and other residential uses that are consistent and/or compatible with the proposed commercial and residential zoning designations.

(j) Public Facilities

Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the "Environmental Analysis" section of this report (see below), this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.

3.6.1 General Provisions

(A) General Purpose. The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

Consistency: The proposed PD-R zoning (amended) includes a maximum of 203 single family residential units, a net reduction of 72 dwelling units from existing zoning designation. The proposed PD-R zoning is necessary to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts. This will result in a more innovative, creative project to serve the residents of the City.

(B) Types of PD districts. There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

(1) Planned Development-Residential District (PD-R). The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.

(4) Planned Development-Commercial District (PD-COMM). The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

Consistency: The intent of this rezoning application is to include PD-COMM and PD-R components to establish a mixed-use master plan, including design standards to ensure quality development, interconnectivity and flexibility in residential lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allowances and to ensure that the project can achieve the residential units permitted by the site's underlying Moderate & Low Density Residential FLU designations.

3.6.2. General Standards for all PD districts.

(A) Development parameters. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan documents complies with the following standards:

(1) Master Plan. The PD Master Plan documents:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Consistency: As shown on the PD-COMM / PD-R Master Plan, the mixed-use master planned subject property contains an interconnected mix of uses that will include development conditions to increase the quality of development. In addition, the PD-R includes single family detached units with a range of sizes along with an interconnected street network and provision of usable open spaces across the holistic site.

(b) Calculates the number, type, and mix of land uses, including the total *number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan documents;*

Consistency: The PD-COMM area includes a specific list of permitted uses, intensities, and overall development configuration. PD-R Master Plan illustrates that up to 203 dwelling units are being requested for the project at a maximum density of approximately 1.66 DUA, which is consistent with the site's underlying Moderate and Low Density Residential FLU.

(c) Identifies the general location of open space;

Consistency: Onsite open spaces shall be comprised active and passive recreation uses, as indicated and labeled on the PD-COMM/PD-R Zoning Master Plan across the holistic site.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

Consistency: As discussed in earlier sections of this report, no regulated natural resources are known to be present on the site and if any are found in the future, the project will comply with all applicable regulations.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Consistency: The PD-COMM / PD-R Master Plan shows proposed main internal roadways and a typical residential street cross-section. The residential site design includes pedestrian-friendly block sizes and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian way consistent with that described in LDR Sec. 7.2.3(B)(4).

(f) Identifies on-site potable water and wastewater facilities; and

Consistency: The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Consistency: As shown on the PD-COMM / PD-R Master Plan, the site is currently serviced by City of Alachua potable water and sanitary sewer via existing infrastructure within the US Highway 441 right of way.

(2) Consistency with the Comprehensive Plan. The PD zone district designation and the PD Master Plan documents is consistent with the Comprehensive Plan.

Consistency: As demonstrated in this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-COMM and PD-R district is compatible with the site's existing Commercial, Community Commercial, Moderate and Low Density Residential FLU designations.

(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan documents shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Consistency: The proposed residential development is located immediately adjacent to only three residential developments, located near the southwestern portion of the project. The PD Master Plan documents proposes that where the project abuts these properties, a compatibility buffer is provided or a landscaped stormwater basin is provided. Other nearby residential properties not abutting the property are located west of NW 188th Street and in that case, a landscaped stormwater basin is provided between the PD edge and internal proposed lots. Because of these design considerations, the PD is compatible with the existing pattern of development.

(4) Development phasing plan. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan documents that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan documents. It is permissible for a development phasing plan to include only one phase.

Consistency: This Planned Development proposes that the project may be developed in up to 5 phases.

(5) Conversion schedule. The PD Master Plan documents may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan documents. These conversions may occur within development areas and between development areas, as long as they occur

within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Consistency: A conversion schedule is not proposed as part of this submittal.

(6) Public facilities.

(a) The PD Master Plan documents shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan documents.

Consistency: As indicated in this report, adequate capacity exists for the intended development along the applicable roadway segments.

(b) The PD Master Plan documents shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan documents.

Consistency: As shown on the PD-COMM / PD-R Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems and onsite uses shall not negatively impact potable water and wastewater LOS.

(c) The PD Master Plan documents shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan documents.

Consistency: According to information provided by the City of Alachua, the City currently possesses excess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD-R Master Plan illustrates that the project will have onsite recreational amenity areas. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

(d) The PD Master Plan documents shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan documents.

Consistency: As calculated in this report, local solid waste capacity exists to adequately facilitate the intended residential and commercial development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan documents shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available

concurrent with impacts of development to accommodate the development proposed in the PD Master Plan documents.

Consistency: As identified on the PD Master Plan documents and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan documents, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan documents, including any PD standards.
(b) Conditions related to the approval of the PD Master Plan documents.
(c) Conditions related to the form and design of development in the PD.
(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.
(e) Provisions related to environmental protection and monitoring.
(f) Provisions addressing concurrency compliance requirements.
(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan documents and any PD terms and conditions statements.

Consistency: The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) PD-R, Planned Development-Residential District

(1) Minimum area. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Consistency: The proposed PD-R project site is approximately 122.03 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) Uses. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Consistency: Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's underlying Moderate and Low Density Residential FLU designations.

(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan documents and PD-R district designation shall be established in the PD Master Plan documents, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Consistency: This rezoning application requests to reduce the overall size of the PD-R zoning area from 155.3 to 122.03 (+/-) acres and reduce the permitted density maximum from 275 units to 203, which is consistent with the subject parcels' underlying Moderate and Low Density Residential FLU.

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan documents and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PDR district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

(b) Setbacks from adjoining residential uses. Minimum setbacks or buffers from adjoining residential development or zone districts.

Consistency: As shown on the PD-R Master Plan submitted with this report, the proposed development will include a maximum of 203 single-family residential units. The proposed PD-R zoning and PD-Comm are necessary to allow for more flexibility in residential lot sizes and types and site design beyond what's allowed in traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan documents or Justification Report, which will be incorporated by Ordinance into the site's official zoning.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan documents, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan documents.

Consistency: Unless otherwise noted on the PD Master Plan documents, in this Justification Report, or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in City of Alachua LDRs.

(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

Consistency: The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards are necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

(b) Public facilities standards. The PD Master Plan documents shall ensure that impacts from the development are addressed for the following public facilities:

(i) Potable water. The PD Master Plan documents shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) Wastewater. The PD Master Plan documents shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

Consistency: The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the project site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

(iii) Streets. The PD Master Plan documents District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan documents provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

Consistency: The PD-R Master Plan submitted concurrently with this report shows the proposed design of the roadway and pedestrian infrastructure for the portion of the project that will be a platted subdivision. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan documents, and supplemental development design sheets, that are consistent with or aligned with LDR standards.

The PD Master Plan documents is designed to provide block faces that do not exceed 600 feet. However, if at Preliminary Plat review stage it is determined that any block face exceeds 600 feet, the PD design proposes that flexibility be granted by the City Commission by allowing block faces to exceed 600 feet in such cases where pedestrian ways or crosswalks, not less than 10 feet wide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that will be incorporated under these circumstances for this project will include the provision of a 10' (min.) easement for a pedestrian way (consistent with LDR Sec. 7.2.3(B)(4)) that will be improved with concrete, brick, pavers, or similar hard surface) with the intent to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and the crossings of these pedestrian ways will be utilized for traffic calming, including striped crosswalks and appropriate safety signage. All proposed internal roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision will have at least two functional external access points and stub-outs to all adjacent undeveloped properties.

This request is consistent with the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional crosswalks (at mid-blocks) will serve as a traffic calming measure, separation of vehicular and pedestrian traffic will be accomplished (via pedestrian paths away from streets), access for emergency vehicles will not be impaired, adequate street parking will not be limited (spaces will be provided on street and on individual lots (driveways and garages), and adequate space for public utilities is provided in proposed right-of-way (as no changes to required ROW cross-sections is proposed).

(iv) Stormwater. The PD Master Plan documents District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Consistency: As identified on the PD-R Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations, and permitting with the City and Water Management District.

(v) Other. The PD Master Plan documents shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit

for such features. The PD Master Plan documents shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan documents shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Consistency: The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

(D) PD-COMM, Planned Development-Commercial District.

(1) Minimum area. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Consistency: The proposed PD-COMM zoning area is approximately 60.76 +/- acres in size.

(2) Uses. The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Consistency: The PD-COMM district will include retail sales and services, personal services, financial institutions, commercial shopping centers, auto-oriented uses, and eating establishments.

(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan documents and PD-COMM district designation shall be established in the PD Master Plan documents, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

Consistency: The PD-COMM zoning area will have a 0.17 floor area ratio (FAR) as determined across the site's entirety.

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan documents and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

(b) Setbacks from adjoining residential uses. Minimum setbacks from adjacent residential development or zone districts.

<u>Consistency</u>: The PD-COMM areas shall function and be regulated utilizing the base Commercial Intensive (CI) requirements, excepting as noted on the PD Masterplan and supplemental development design sheets. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan documents or Justification Report, which will be incorporated by Ordinance into the site's official zoning.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan documents, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan documents.

(a) General development standards. The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

Table 3.6-3. Development Standards Applicable in the PD-COMM District

Development Standard	*Procedure for Modification [1]*
Off-street parking and loading (Section 6.1)	*Inclusion in a master parking plan*
Landscape/tree protection (Section 6.2)	*Inclusion in an alternative landscaping plan*
Exterior lighting (Section 6.4)	*Inclusion in a master lighting plan*
Signage (Section 6.5)	*Inclusion in a master sign plan*
Open space (Section 6.7)	*Modifications prohibited*
Environmental protection (Section 6.9)	
Concurrency management (Section 2.4.14)	
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-COMM district.	

<u>Consistency</u>: All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan documents or Justification Report, which will be incorporated by Ordinance into the site's official zoning.

(b) Public facilities standards. The PD Master Plan documents shall ensure that impacts from the development are addressed for the following public facilities:

(i) Potable water. The PD Master Plan documents shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

Consistency: The site shall be served by municipal potable water, provided by the City.

(ii) Wastewater. The PD Master Plan documents shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Consistency: The site shall be served by municipal wastewater, provided by the City.

(iii) Streets. The PD Master Plan documents District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

- *a. The reduction or modification is necessary as a traffic-calming measure;*
- *b. The PD Master Plan documents provides for separation of vehicular, pedestrian, and bicycle traffic;*
- *c. Access for emergency service vehicles is not substantially impaired;*
- *d. Adequate off-street parking is provided for the uses proposed; and*
- *e. Adequate space for public utilities is provided within the right-of-way.*

(iv) Stormwater. The PD Master Plan documents District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

Consistency: Items (iii and iv) above shall occur, consistent with City requirements, as noted on the PD Masterplan and supplemental development design sheets.

(v) Other. The PD Master Plan documents shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan documents shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan documents shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Consistency: Item (v) above shall occur, consistent with City requirements, as noted on the PD Masterplan and supplemental development design sheets.

Below, please find design specific performance standards proposed in the PD-Comm District.

PD COMM specific performance standards.

Sec. 6.5. Signage.

6.5.1 *Findings and Purpose.*

(A) *Findings.* As a basis for updating and readopting other parts of this sign ordinance in 2017, the City Commission finds that:

(2) For all businesses, and for small businesses especially, signs provide an important tool for attracting customers;

(3) Signs are essential way-finding tools that help drivers and pedestrians find the businesses, houses of worship, residences or other locations that they may be seeking; as way-finding tools, signs limit the necessity of driving unnecessary extra miles and reduce the risk of accidents involving lost or confused drivers;

(4) In business districts, signs often contribute to the ambience, adding color and night-lighting to areas;

(6) Signs of excessive size or in excessive numbers can create clutter and detract from the character of any area of the city, including business districts;

(9) Signs in excessive numbers and of excessive sizes can contribute to reductions or stagnation in property values, particularly in or near residential areas;

Consistent with City of Alachua Land Development Regulations (LDRs) Section 6.5.1 Findings and Purpose (A) Findings, Subsections (2), (3), (4), (6), and (9) the applicant is requesting a nominal modification to Section 6.5.4 (C)(3)(c), which references maximum sign area provisions established in Section 6.5.4(C)(3)(b). Within the proposed PD-Comm area, the requested modification will promote signs that:

- *are an important tool for attracting customers;*
- *are essential way-finding tools that help drivers and pedestrians find businesses and limit the necessity of driving unnecessary extra miles and reduce the risk of accidents involving lost or confused drivers; and*
- *contribute to the ambience, adding color and night-lighting to areas;*
- *are not of an excessive size or excessive numbers creating clutter and detracting from the character of any area of the city, including business districts; and*
- *are modestly sized, relative to the building facades and internal to the shopping center so as to not contribute to reductions or stagnation in property values, particularly in or near residential areas*

(B) *Purpose.* This section establishes standards for the area, location, and character of signs that are permitted as principal or accessory uses. No signs shall be permitted in any location except in conformity with this section and these LDRs. The purpose of this section is to achieve a balance among the following goals:

(1) Communication. To encourage the effective use of signs as a means of communication for businesses, organizations, and individuals in the City of Alachua;
(2) Way-finding. To provide a means of way-finding in the City, thus reducing traffic confusion and congestion;
(3) Business identification and advertising. To provide for adequate business identification and advertising;
(4) Protect economic and social well-being. To prohibit signs of excessive size and number that they obscure one another to the detriment of the economic and social well-being of the City;
(5) Protect public safety and welfare. To protect the safety and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic;
(6) Preserve property values. To preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the City;
(10) Consistency with the Comprehensive Plan. To implement the following specific goals of the Comprehensive Plan:
(a) To maintain a high quality of life for all of its present and future citizens.
(b) To utilize innovative design standards to provide an attractive built environment; and
(c) To manage future growth and development.

Consistent with City of Alachua Land Development Regulations (LDRs) Section 6.5.1 Findings and Purpose (B) Purpose, Subsections (1), (2), (3), (4), (5), (6), and (10) the applicant is requesting a nominal modification to Section 6.5.4 (C)(3)(c), which references maximum sign area provisions established in Section 6.5.4(C)(3)(b). Within the proposed PD-Comm area, the proposed signs will, in a manner consistent with local, state, and national practices:

- *encourage the effective use of signs as a means of communication for businesses in the City of Alachua;*
- *provide a means of way-finding in the City, thus reducing traffic confusion and congestion;*
- *provide for adequate business identification and advertising, consistent with scale and visibility;*
- *protect economic and social well-being by prohibiting signs of excessive size and number that obscure one another to the detriment of the economic and social well-being of the City;*
- *protect the safety and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic through enhanced wayfinding and brand identification;*

- *preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the City, by locating within the commercial shopping area and focused on the US 441 corridor; and*

- *maintain consistency with the Comprehensive Plan, by implementing the following specific goals of:*

  (a) maintaining a high quality of life for all of its present and future citizens though the provision of enhanced commerce and expanded job creation for existing and future residents and their guests;

  (b) utilizing innovative design standards to provide an attractive built environment throughout the PD-Comm area within a master planned community; and

  (c) manage future growth and development by adequately promoting goods and service businesses, to which customers and patrons readily identify.

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:
(C) *In business districts.*
(3) *Wall signs*. Wall signs are permitted, subject to the following standards:
(a) Each wall sign shall be attached to the building and supported throughout its entire length by the facade of the building.
(b) The sign area of wall signs placed on the front elevation of the building shall not be greater than ten percent of the square footage of the front elevation upon which the sign is placed. The sign area of wall signs placed on the side or rear elevations of the building shall not be greater than five percent of the square footage of the elevation upon which the sign is placed. The total sign area of all wall signage shall not exceed 350 square feet.
(c) In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises. ~~Such signage shall be subject to the maximum sign area provisions established in Section 6.5.4(C)(3)(b).~~
(d) Wall signs shall not be erected above the roofline of the building, except that, where there is a parapet, a wall sign may extend to the top of the parapet. Such sign shall not be considered a roof sign.

The requested PD condition is necessary for several reasons. Those reasons span from the viability of the actual signs' effective visual area to guiding first responders to businesses should emergency services be required. As referenced in Robert J. Gibbs, ALSA, CNU-A, renowned text book *Principles of Urban Retail Planning and Development* © 2012 Wiley Publications, states the following:

> *"Good commercial signage can reinforce the unique nature of a shopping district and generate the impression that its businesses offer true value as well as quality goods and services." [page 115]*

Here, within a master planned community, both residents and clientele driving along the US Highway 441 corridor are served by the clarity offered by adequately-sized visual signage. Robert Gibbs goes on to state:

> *"Commercial signage along major road corridors should be double the area of signage in pedestrian-oriented urban areas, which is 2 square feet of sign area for each linear foot of storefront." [page 115]*

While Gibbs presents a definitive number of double the area in pedestrian-oriented area, understanding the context area is important. In the proposed PD-Comm, the multitenant building varies from approximately ±550 feet to ±710 feet from the closest travel lanes on US-Highway 441, the principal arterial roadway in the City of Alachua where the project is located.

Of note, Alachua County's Unified Land Development Code (ULDC) Sec. 407.31 – Signs in nonresidential developments allows the following:

> *"For buildings with a front elevation of five thousand (5,000) square feet or less, individual signs shall not exceed three hundred (300) square feet in size. For buildings with a front elevation greater than five thousand (5,000) square feet, individual signs shall not exceed six hundred (600) square feet."*

Therefore, within the context area and host County, significantly larger signs are allowed along the US Highway 441 corridor. There is a necessity for uniform signage and advertising requirements within the overall US Highway 411 corridor. The necessity of uniform signage serves the public interest and contributes to safety through clearly defined visible wayfinding and orienting oneself, whether visiting the PD-Comm area as a patron, service personnel, or first responders.

Necessity also exists because the multitenant building has several other buildings along the US Highway 441 corridor and significant landscaping around those buildings and in parking areas between its façade and US Highway 441 travel lanes, which is approximately 1/8 mile away on average. Removal of the 350 square foot cumulative limitation, in Section 6.5.4.(C)(3)(b), will allow tenants to adequately and equitably advertise their presence to their clientele as well as to essential support services. The reasons are, such as but not limited to, delivery vehicles, service providers, and first responders' ability to clearly identify and access the multiple tenants within the overall PD-Comm area.

ROADWAY SEGMENT LEVEL-OF-SERVICE ANALYSIS

FARMLANDS MIXED USE

ALACHUA, FL

City of ALACHUA

the good life community

Submittals:
Submittal 1 – October 30, 2025
Submittal 2 - March 5, 2026

Submitted by: Optimus Traffic Solutions, LLC

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

This item has been digitally signed and sealed by Brian Richard Snyder, PE, on the date indicated here.

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

Prepared for:
Rise Partners

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1 Introduction

The Farmlands Mixed Use site is anticipated to include the following land uses under the buildout condition:

- 203 Single Family Detached Homes
- 423,400 SF Shopping Center
  - Main Shopping Center – 345,000 SF
  - Future Retail, Northwest Corner of Site – 78,400 SF
- 3 Sit Down Restaurants +/- 5,500 SF
- 3 Fast-food Restaurants with Drive-through +/- 2,500 SF
- 1 Coffee Shop with Drive-through +/- 2,000 SF
- Gasoline/Service Station with 16 fueling positions
- 1 Auto Service Center +/- 4,000 SF

A preliminary concept plan is provided in **Attachment A**.

Access to the site will be provided via multiple connections along US HWY 441 which will be coordinated with FDOT, City of Alachua and adjacent development requirements. The current access plan is provided below, however, it is understood modifications may occur to the access types and locations as coordination efforts continue with FDOT, the City of Alachua and the Briarwood Town Center developer to the north:

- Access A - Directional median opening with left outs prohibited, located approximately 1,100 FT east of NW 188th Street
- Access B - Full median opening site access, located approximately 1,915 FT east of NW 188th Street
- Access C - Right-in/right-out access centered between Access B and Access D
- Access D - Full median opening site access, located approximately 760 FT west of the intersection of NW 164th Lane

1.1 Analysis Timeframe

The site will be built out in phases with the full site buildout anticipated in 2032. **Table 1** provides the estimated buildout schedule of the development.

Table 1 - Buildout Schedule

Land Uses	Buildout Year
Main Shopping Center and Outparcels	2028
Future Retail, Northwest Corner of Site	2030
Residential	2032

1.2 Traffic Study

The traffic study for this proposed development will be provided in two parts:

Part 1 - Roadway Segment Level-of-Service Analysis – This report provides the part 1 traffic study which includes the trip generation, trip distribution, and roadway segment level of service analysis. The part 1 traffic study accompanies the future land use and zoning change applications and will be used to determine the study area for the part 2 traffic study.

Part 2 - Operational Analysis – The part 2 traffic study will provide the operational analysis at all access intersections and offsite intersections. It is anticipated that a traffic signal warrant analysis and Intersection Control Evaluation (ICE) will be required as part of the part 2 traffic study. The part 2 study will be provided with the FDOT access permit application and the site plan submittal.

1.3 Analysis Period

The City of Alachua Development Monitoring Report tables provide both AADT and peak hour capacity volumes. The weekday daily, AM peak hour and PM peak hour project trips have been generated and applied to the roadway network as part of this traffic study. The weekday and PM peak hour project trips will be used to analyze the roadway segment level-of-service. The AM peak hour trips were forecasted with this study; however, these project trips will only be analyzed in the Part 2 - Operational Analysis.

1.4 Methodology

A methodology letter dated September 24, 2025 was submitted to FDOT and the City of Alachua. The methodology letter is provided in **Appendix B**. The following analyses/evaluations are included in this traffic study, as required by the methodology:

- Roadway Segment Level-of-Service Analysis
- Access Management Evaluation

The Study Area consists of all roadway segments identified in the Transportation Element of the City of Alachua's Comprehensive Plan. The results from this study will be used to determine the Study Area intersections of the Part 2 – Operational Analysis.

2 Trip Generation

The trip generation was estimated using the Institute of Transportation Engineers (ITE) trip generation manual, 12th Edition.

2.1 Trip Generation – Future Land Use Map and Zoning Map Changes

Project trip generations were calculated based on the net change of the proposed verse the existing Future Land Use (FLU) Map changes and the Zoning Map changes. The trip generation is based on the non-residential and residential changes provided in **Table 2 and 3**.

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Community Commercial	7.0	0.5 FAR (Per Ac.)(1)	152,460 SF
Moderate Density Residential	19.36	4 UPA	77 Units
Low Density Residential	20.32	1 UPA	20 Units
Total	**46.68**		**152,460 SF / 97 Units**

Table 2.a. Existing FLU Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Commercial and Community Commercial	40.31	0.17 FAR (Per Ac.)(2)	298,503 SF
Moderate Density Residential	6.37	4 UPA	25 Units
Total	**46.68**		**298,503 SF / 25 Units**

(1) *FAR per Comprehensive Plan*
(2) *FAR per proposed PD-COMM zoning for Site*

Table 2.b. Proposed FLU Map

Net Change

Non-Residential	**+146,043 SF**
Residential	**-72 Units**

Table 2.c. Net Change

Table 2 – Proposed verse Existing Future Land Use Map Changes

Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.5 FAR(1) 15 DUA (2)	597,861 SF 411 Units
PD-R	155.34	1.77 UPA	275 Units
Total	**182.79**		**597,861 SF / 686 Units**

Table 3.a. Existing Zoning Map

Proposed Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR(3)	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 UPA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

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

Table 3.b. Proposed Zoning Map

Net Change

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

Table 3.c. Net Change

Table 3 – Proposed verse Existing Zoning Map Changes

Table 4 provides the potential trip generations based on entitlements of the proposed verse existing Future Land Use Map changes. **Table 5** provides the potential trip generations based on entitlements of the proposed verse existing Zoning Map changes. As indicated in **Table 5** the Zoning Map change causes a net reduction of potential trips during the daily, AM peak hour, and PM peak hour. Internal capture and pass-by trip reduction are not applied to the trip generation volumes in **Table 4** and **Table 5**.

Table 4 - Trip Generation - Proposed Verse Existing Future Land Use Map Changes										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Existing Land Uses										
Single-Family Detached Housing	210	DUs	97.0	1,048	71	19	52	94	58	36
Shopping Center - Total	820	KSF	152.460	5,548	226	140	86	698	342	356
Total Gross Entitlement Trips				6,596	297	159	138	792	400	392
Proposed Land Uses										
Single-Family Detached Housing	210	DUs	25.0	467	22	6	16	27	17	10
Shopping Center - Total	820	KSF	298.503	10,863	315	195	120	1,087	533	554
Total Gross Entitlement Trips				11,330	337	201	136	1114	550	564
Net Change				**4,734**	**40**	**42**	**-2**	**322**	**150**	**172**

Table 5 - Trip Generation - Proposed Verse Existing Zoning Map Changes										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Existing Land Uses										
Single-Family Detached Housing	210	DUs	686.0	5,801	465	126	339	566	351	215
Shopping Center - Total	820	KSF	597.861	21,756	498	309	189	1,719	842	877
Total Gross Entitlement Trips				27,557	963	435	528	2285	1193	1092
Proposed Land Uses										
Single-Family Detached Housing	210	DUs	203.0	1,904	142	38	104	185	115	70
Shopping Center - Total	820	KSF	450.000	16,376	407	252	155	1,425	698	727
Total Gross Entitlement Trips				18,280	549	290	259	1610	813	797
Net Change				**-9,277**	**-414**	**-145**	**-269**	**-675**	**-380**	**-295**

2.2 Trip Generation – Total Trips Under the Buildout Condition

Table 6 provides the estimated trip generation of the buildout condition of the development. The traffic volumes from this table are used in the Roadway Segment Level-of Service Analysis and will be used for the operational analysis.

The mixture of residential, retail, and restaurants being proposed will cause many of the trips to be captured internally. These trips, known as internal capture trips, are removed from the gross project trip volumes. The internal capture trips are capped at 30% of the gross trips.

The gas station, retail, and restaurant land uses will capture trips that are already traveling along US HWY 441, known as pass-by trips. The pass-by trips are removed from the project trips for all external intersections and all roadway segments, however, the pass-by trips are included at the site access points. The pass-by trips were capped at 10% of the US HWY 441 traffic volumes.

The trip generation documentation is provided in **Appendix C**.

Table 6 – Trip Generation - Farmlands Mixed Use										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	DUs	203.0	1,904	142	38	104	185	115	70
Single-Family Detached Housing - Internal Capture Trips [1]				456	25	3	22	56	35	21
Single-Family Detached Housing - Net New Trips				1,448	117	35	82	129	80	49
Shopping Center - Total	820	KSF	423.4	15,408	391	242	149	1369	671	698
Shopping Center Internal Capture Trips - Total [1]				2,254	41	21	20	257	117	140
Shopping Center Pass-by Trips - Total [2, 3, 8]				1,965	46	23	23	186	93	93
Shopping Center Pass-by Trips – Future Retail, Northwest (19% of Total)				*373*	*8*	*4*	*4*	*36*	*18*	*18*
Shopping Center Pass-by Trips- Main (81% of Total)				*1,592*	*38*	*19*	*19*	*150*	*75*	*75*
Shopping Center Net New Trips - Total				11,189	304	198	106	926	461	465
Shopping Center Net New Trips – Future Retail, Northwest (19% of Total)				*2,126*	*58*	*38*	*20*	*176*	*88*	*88*
Shopping Center Net New Trips - Main (81% of Total)				*9,063*	*246*	*160*	*86*	*750*	*373*	*377*
High-Turnover (Sit-Down) Rest. Total				1,713	147	81	66	150	93	57
High-Turnover (Sit-Down) Rest. Internal Capture - Total [1]				364	18	12	6	45	28	17
High-Turnover (Sit-Down) Rest. Pass-by Trips - Total [3, 4, 8]				444	48	24	24	30	15	15
High-Turnover (Sit-Down) Rest. Net New Trips - Total				905	81	45	36	75	50	25
Fast-food Rest. Total				3,360	249	126	123	237	123	114
Fast-food Rest. Internal Capture - Total [1]				713	30	19	11	71	37	34
Fast-food Rest Pass-by Trips - Total [3, 5, 8]				1,214	98	49	49	78	39	39
Fast-food Rest. Net New Trips - Total				1,433	121	58	63	88	47	41
Coffee/Donut Shop with Drive-Thru	937	KSF	2.0	1,201	171	87	84	78	39	39
Coffee/Donut Shop with Drive-Thru Internal Capture Trips [1]				255	22	14	8	24	12	12
Coffee/Donut Shop with Drive-Thru Pass-by Trips [3, 6, 8]				784	120	60	60	46	23	23
Coffee/Donut Shop with Drive-Thru Net New Trips				162	29	13	16	8	4	4
Automobile Parts and Service Center	943	KSF	4.0	66	8	6	2	8	3	5
Gasoline/Service Station	944	Fueling Positions	16.0	2,752	181	91	90	228	114	114
Gasoline/Service Station Pass-by Trips [3, 7, 8]				1,479	104	52	52	114	57	57
Gasoline/Service Station Net New Trips				1,273	77	39	38	114	57	57
Total Internal Capture Trips				**4,042**	**136**	**69**	**67**	**453**	**229**	**224**
Total Pass-by Trips				**5,886**	**416**	**208**	**208**	**454**	**227**	**227**
Total Gross Trips				**26,404**	**1,289**	**671**	**618**	**2,255**	**1,158**	**1,097**
Total Gross Trips Minus Internal Capture Trips				**22,362**	**1,153**	**602**	**551**	**1,802**	**929**	**873**
Total Net New Trips (Non-pass-by Trips)				**16,476**	**737**	**394**	**343**	**1348**	**702**	**646**

1 - Internal capture capped at 30%.

2 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Shopping Centers under the AM peak and daily conditions. Therefore, the PM peak pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM peak or daily conditions. Therefore, the PM peak rate is used for the AM peak and daily condition.

5 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

6 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating are used.

7 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

8 - Pass-by volumes reduced to not exceed 10% of the adjacent US HWY 441 traffic.

3 Trip Distribution and Assignment

3.1 Trip Distribution

Pass-by Trip Distribution

The pass-by project trip distribution along US HWY 441 is based on the prevailing directional distribution of traffic along US HWY 441. The pass-by-trip distribution, based on FDOT count data, is provided below:

- AM Peak Hour
  - US HWY 441 Eastbound = 71%
  - US HWY 441 Westbound = 29%

- PM Peak Hour
  - US HWY 441 Eastbound = 34%
  - US HWY 441 Westbound = 66%

Net New Trip Distribution

The North Central Florida Regional Planning Model (NCFRPM) will be used to estimate the net new (non-pass-by) project trip distribution. The net new trip distribution throughout the Study Area is provided in **Figure 1**.

The net new trip distribution on US HWY 441 at the project site is provided below:

- US HWY 441 to/from the west = 33%
- US HWY 441 to/from the east = 67%

The documentation for both the pass-by and the net new trip distribution is provided in **Appendix D**.

3.2 Trip Assignment

The pass-by and net new project trips provided in **Table 6** were assigned to the road network and site access intersections based on the distribution percentages. Assumptions were made to determine which access would be used for each land use type. The assumptions are based on the currently planned access intersections provided in Section 1.3. The intersection types and locations may change during the project planning, therefore, the traffic volumes in and out at each access point will be adjusted with the updates. The project trip assignment at the access points is provided in **Figure 4**. The project trip assignment and assumptions are documented in **Appendix E.**

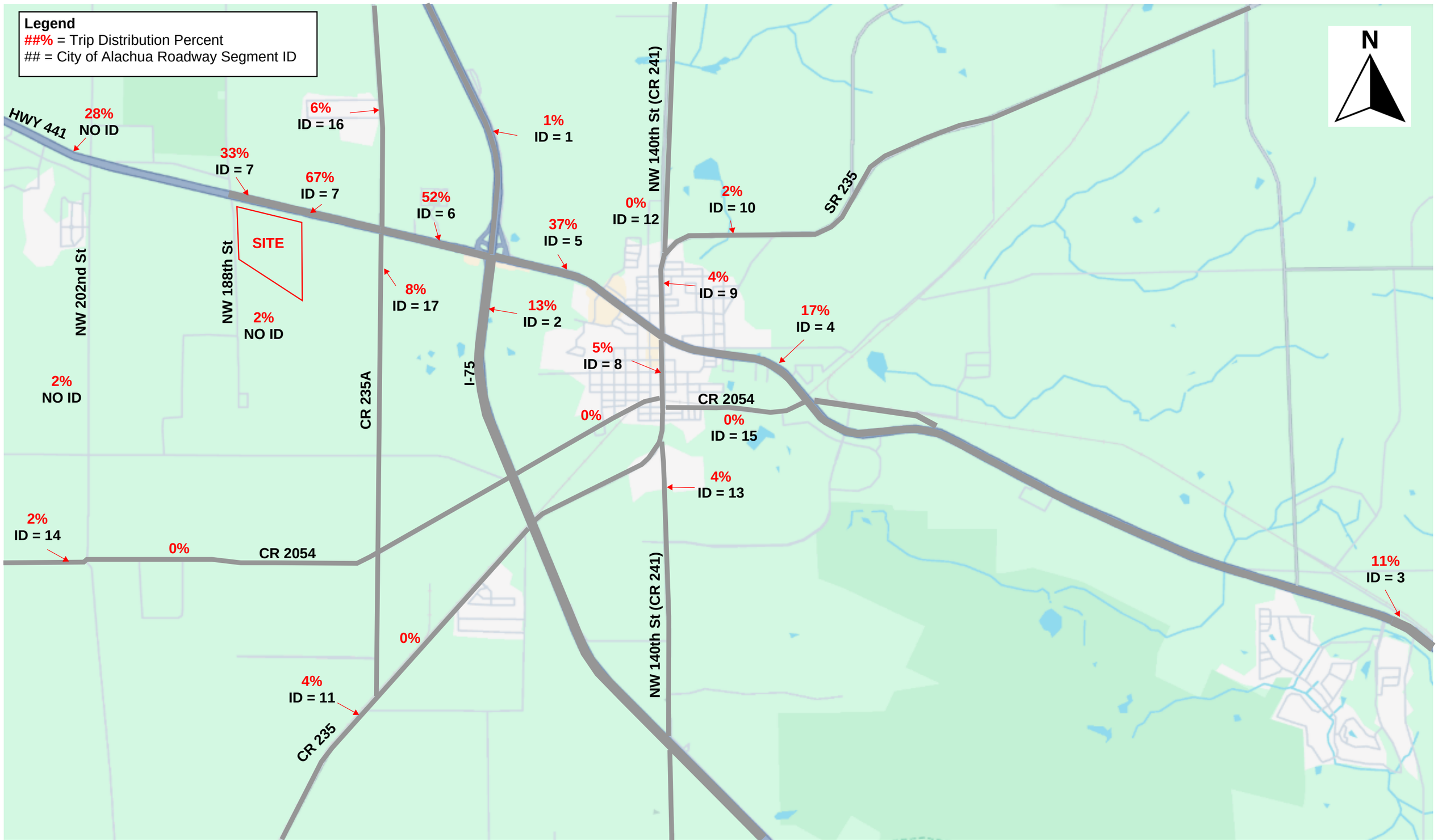


Figure 1: Trip Distribution

4 Traffic Analysis/Evaluation

4.1 Roadway Segment Level of Service Analysis

The daily and PM peak hour net new project trips from the Farmlands Mixed Use site were added to the existing and reserved trips provided in Table 2-a Traffic Impacts – Final Development Orders of the City of Alachua Development Monitoring Report. The roadway segment level-of-service analysis with the Farmlands Mixed Use development project trips are provided in **Table 7**. **Table 8** provides the net change project trips based on the proposed FLU and Zoning Map changes for all of the roadway segments. The development monitoring data documentation is provided in **Appendix F**.

Roadway Segment	Segment Description	AADT/Peak Hour	Comp Plan MSV	Existing Demand	Reserved Capacity[1]	Available Capacity	Percentage of Capacity Utilized	Farmlands Commercial and Residential Trips	Available Capacity with Farmlands Trips	Percentage of Capacity Utilized with Farmlands Trips
Interstate - Minimum Level of Service: C										
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	47,000	87	44,513	51.41%	165	44,348	51.59%
		Peak Hour	8,250	3,898	13	4,339	47.41%	13	4,326	47.56%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	73,000	131	18,469	79.84%	2,142	16,327	82.18%
		Peak Hour	8,250	4,760	19	3,471	57.93%	175	3,296	60.05%
State Roads - Minimum Level of Service: D										
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	21,000	1,325	20,675	51.92%	1,812	18,863	56.13%
		Peak Hour	3,870	2,002	212	1,656	57.21%	148	1,508	61.03%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	17,700	2,483	25,517	44.16%	2,801	22,716	50.29%
		Peak Hour	4,110	1,559	327	2,224	45.89%	229	1,995	51.46%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	26,500	1,631	10,869	72.13%	6,096	4,773	87.76%
		Peak Hour	3,510	2,239	144	1,127	67.89%	499	628	82.11%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	34,000	3,328	1,672	95.71%	8,568	(6,896)	117.68%
		Peak Hour	3,510	2,819	315	376	89.29%	701	(325)	109.26%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	25,000	2,883	15,117	64.84%	11,039	4,078	90.52%
		Peak Hour	3,870	2,241	264	1,365	64.73%	903	462	88.06%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	11,000	0	3,400	76.39%	824	2,576	82.11%
		Peak Hour	1,290	830	0	460	64.34%	67	393	69.53%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	9,400	316	4,684	67.47%	659	4,025	72.05%
		Peak Hour	1,290	675	38	577	55.27%	54	523	59.46%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,100	0	9,300	35.42%	330	8,970	37.71%
		Peak Hour	1,290	471	0	819	36.51%	27	792	38.60%
County Facilities - Minimum Level of Service: D										
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	8,307	985	5,828	61.46%	659	5,169	65.81%
		Peak Hour	1,359	622	100	637	53.13%	54	583	57.10%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	3,300	356	11,464	24.18%	0	11,464	24.18%
		Peak Hour	1,359	343	35	981	27.81%	0	981	27.81%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,618	1,714	12,548	39.90%	659	11,889	43.06%
		Peak Hour	1,881	418	136	1,327	29.45%	54	1,273	32.32%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,450	1,417	11,253	25.58%	330	10,923	27.76%
		Peak Hour	1,359	129	146	1,084	20.24%	27	1,057	22.22%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,211	127	11,782	22.08%	0	11,782	22.08%
		Peak Hour	1,359	286	32	1,041	23.40%	0	1,041	23.40%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	2,080	1,471	11,569	23.49%	989	10,580	30.03%
		Peak Hour	1,359	185	144	1,030	24.21%	81	949	30.17%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	6,048	4,373	4,699	68.92%	1,318	3,381	77.64%
		Peak Hour	1,359	536	447	376	72.33%	108	268	80.28%

1) The Farmlands Final PD Plan trips were removed from the reserved trips because the Farmlands Commercial and Residential Trips column provides project trips from the full buildout of the development.

Table 7 – Roadway Segment Level-of-Service Analysis

Roadway Segment	Segment Description	AADT/Peak Hour	Comp Plan MSV	Trip Increase based on Net Change of FLU Map	Trip Reduction based on Net Change of Zoning Map
Interstate - Minimum Level of Service: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	47	-93
		Peak Hour	8,250	3	-7
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	615	-1,206
		Peak Hour	8,250	42	-88
State Roads - Minimum Level of Service: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	521	-1,020
		Peak Hour	3,870	35	-74
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	805	-1,577
		Peak Hour	4,110	55	-115
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	1,752	-3,432
		Peak Hour	3,510	119	-250
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	2,462	-4,824
		Peak Hour	3,510	167	-351
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	3,172	-6,216
		Peak Hour	3,870	216	-452
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	237	-464
		Peak Hour	1,290	16	-34
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	189	-371
		Peak Hour	1,290	13	-27
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	95	-186
		Peak Hour	1,290	6	-14
County Facilities - Minimum Level of Service: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	189	-371
		Peak Hour	1,359	13	-27
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	0	0
		Peak Hour	1,359	0	0
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	189	-371
		Peak Hour	1,881	13	-27
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	95	-186
		Peak Hour	1,359	6	-14
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	0	0
		Peak Hour	1,359	0	0
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	284	-557
		Peak Hour	1,359	19	-41
CR 235A (17)	From US 441 to CR 235	AADT	15,120	379	-742
		Peak Hour	1,359	26	-54

Table 8 – Roadway Segment Project Trips based on the FLU and Zoning Map Changes

Figure 2 illustrates the roadway segment capacity utilization under the buildout condition.

The City of Alachua has seen historical traffic volume increases, with only limited segments functioning at, or near, current adopted levels-of-service standards, as illustrated in **Figure 2** and **Table 7**. Strategic Planning, Transportation Demand Management (TDM), and/or Transportation System Management (TSM) techniques and transportation techniques may be utilized to ensure the City's quality of life elements are maintained as growth occurs throughout north central Florida.

As indicated in this report, there are a number of potential transportation improvements that can be implemented as part of the site future development to improve transportation conditions and all the approved construction plans to demonstrate compliance with adopted level-of-service standards.

In addition, this report includes data indicating the property's proposed rezoning and associated entitlements (pre-post) will result in a net reduction in trip generation and potential traffic impacts.

It is important to note that net new project trips are conservatively high. A portion of the project trips from areas to the west such as High Springs, will be trips that are currently traveling past this site to retail and restaurant destinations in the City of Alachua and Gainesville, and will instead travel to this new destination and not travel east of this site. For this reason, the impact of the Farmlands Mixed Use site is not expected to be as significant as illustrated in **Table 7**. It is difficult to forecast the portion of trips that will be removed from the segment (4107, 6), however, this can be determined by collecting counts after a portion of the commercial property is developed. This data collection may be recommended in the follow-up intersection analysis, to assess the actual impacts of the development. Additionally, the majority of the project trips generated by this development will be associated with the retail and restaurants. Unlike residential land uses that add trips to the roadway network, these commercial uses capture trips. This results in reduced driving time for the local traveling public.

Furthermore, the maximum service volumes established by the City of Alachua are based on the FDOT Quality/Level of Service Handbook. The latest edition of this handbook states multiple limitations of using Generalized Service Volume Tables (GSVTs) such as the limitation noted below from Section 4.4 of the handbook:

"The GSVTs cannot be relied upon when approaching LOS E and LOS F thresholds, because of operational fluctuations at these thresholds. In these situations, analysts should perform more detailed analysis."

Because the buildout volumes exceed the adopted level-of-service on US HWY 441 segment (4107, 6), it is recommended that a more detailed analysis is provided along this segment. Intersection analysis at the signalized intersections along this corridor will provide the level-of-service of the US HWY 441 through movements at each

intersection which is needed to determine the appropriate modifications to maintain an acceptable level-of-service. It is recommended that this detailed intersection analysis is included in the follow-up Operational Analysis.

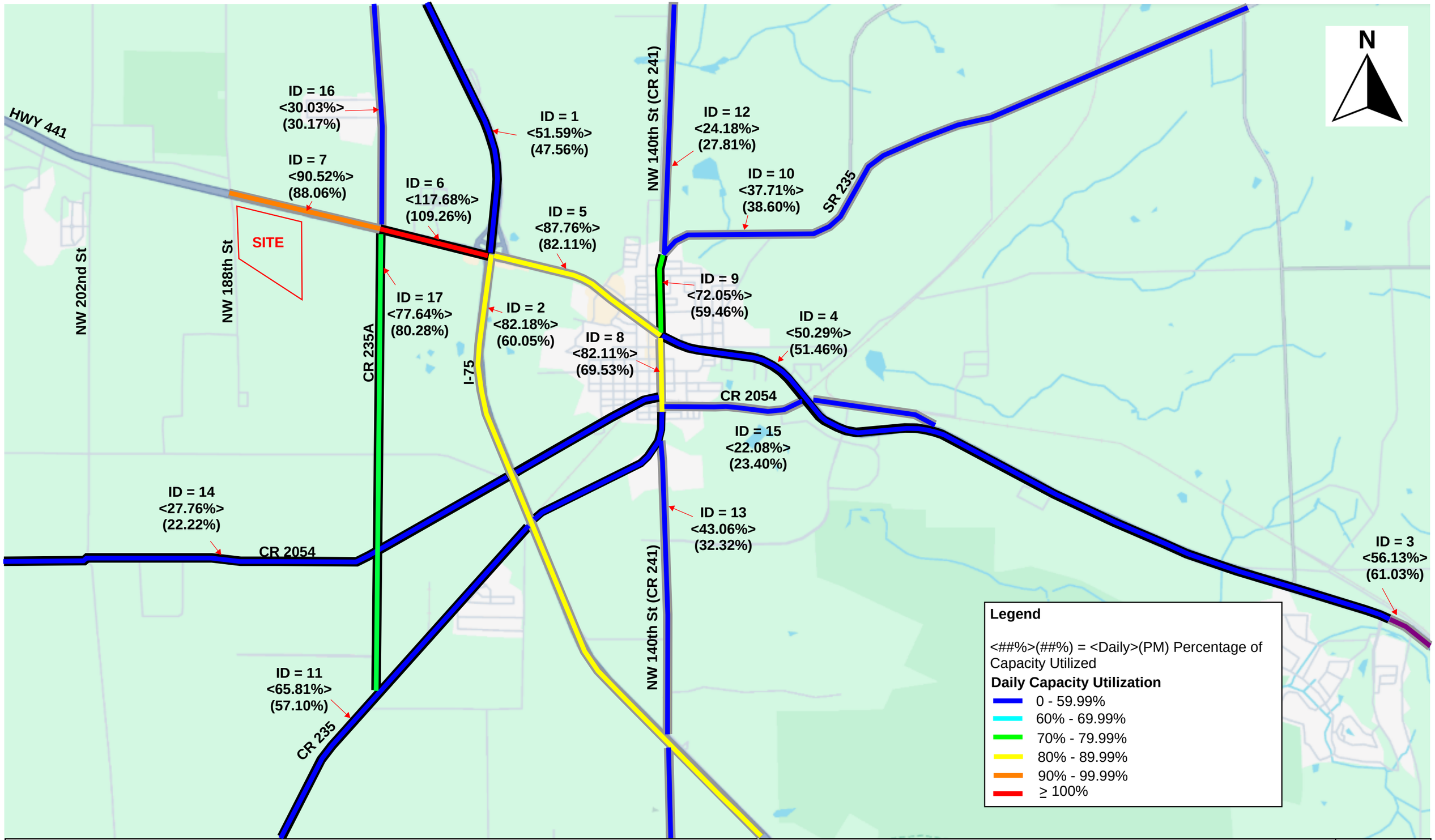


Figure 2: Percentage of Capacity Utilization Map

4.2 Access Management Evaluation

The preliminary site plan in **Appendix A** provides the preliminary access locations and access types. As the site planning continues to develop, and coordination continues with FDOT, City of Alachua and adjacent developers, the access management plan may be adjusted. The access management plan will be guided based on FDOT access management standards provided in the FDOT Access Management Guidebook as well as the approved access plans of Briarwood Town Center located on the north side of US HWY 441. The FDOT access spacing standard for the US HWY 441 roadway segment is provided in **Table 9**.

Roadway Access Class	FDOT Context Classification	Movement Type	Multimodal Mix	Network Density	Median Type	Connection/Driveway Spacing (feet)		Median Opening Spacing (feet)		Minimum Signal Spacing (feet)***
						≤45mph Posted	>45mph Posted	Directional	Full	
Limited Access (LA) Right of Way Facilities						Refer to Right of Way (ROW) Maps				
2	C1 Natural, C2 Rural	Regional	Low	Low	Restrictive w/Service Roads	660	1320	1,320	2,640	2,640
3	C1 Natural, C2 Rural, C2T Rural Town, C3R Suburban Residential, C3C Suburban Commercial	Regional	Low	Low	Restrictive	440	660	1,320	2,640	2,640

Table 9 – FDOT Access Spacing Standards

Figure 3 provides the preliminary site access plan and access spacing dimensions. The three proposed access points to the site are labeled A, B, and D from west to east. Access C has been removed due to spacing constraints. The proposed Briarwood Town Center is located directly north of this site on US HWY 441. Access requirements are documented in the Briarwood Town Center developer's agreement; therefore, these access requirements are considered in the access management evaluation. The access locations and types are currently being coordinated with FDOT, the developer of Briarwood Town Center to the north, and the City of Alachua.

Access A is a proposed directional access where left outs are prohibited. The access is located on US HWY 441 approximately 1,112 FT east of NW 188th Street. This access type and location was approved with the Briarwood Town Center project on the north side of US HWY 441.

Access B is a proposed signalized through cut, located approximately 727 FT east of Access A. FDOT recently approved a signalized through-cut with left-ins permitted at this location.

Access D is a proposed directional access intersection located approximately 951 FT west of NW 164th Lane. The median opening on US HWY 441 at NW 164th Lane, east of access D, is proposed to be modified to a directional median opening with the Briarwood Town Center development, at the time that the development connects to NW 164th Lane.

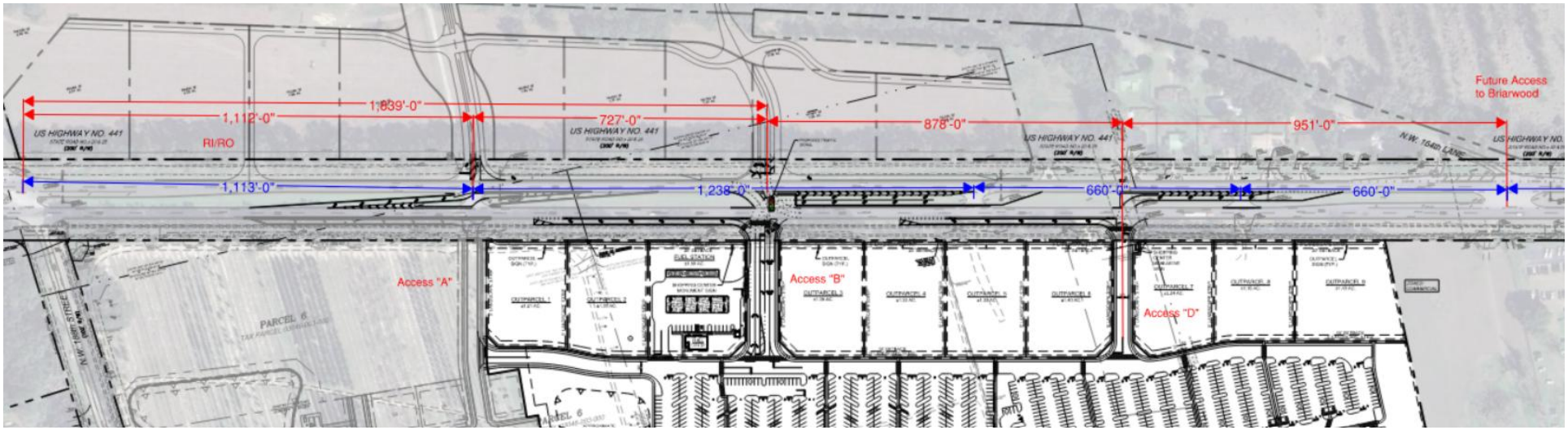


Figure 3 – Preliminary Access Management Plan

5 Traffic Calming on US HWY 441

The US HWY 441 road segment from NW 164th Lane to NW 218th Terrace is posted at 65 MPH. Within the urban portions of the City of Alachua and the City of High Springs, the posted speed limit is 45 MPH. The land adjacent to US HWY 441 from I-75 to High Springs is developing rapidly, causing the landscape to change from rural to urban.

Traffic signalization is anticipated with this development and is planned with the development across the street. It is expected that as this area becomes more urbanized, travel speeds will reduce. It is important for the posted speed limit to also be reduced while the development occurs. OTS along with the Farmlands Mixed Use development team will coordinate with FDOT on methods to reduce vehicle speeds and the posted speed limits.

Potential methods being considered to reduce the posted speed are to conduct a speed study and/or re-classification of this US HWY 441 roadway segment. Additional Traffic Management Techniques will be reviewed during the development plan approval process.

6 Conclusion and Recommendations

This traffic study included the following analysis and evaluation as agreed upon in the approved methodology letter:

- Roadway Segment Level of Service Analysis
- Access Management Evaluation

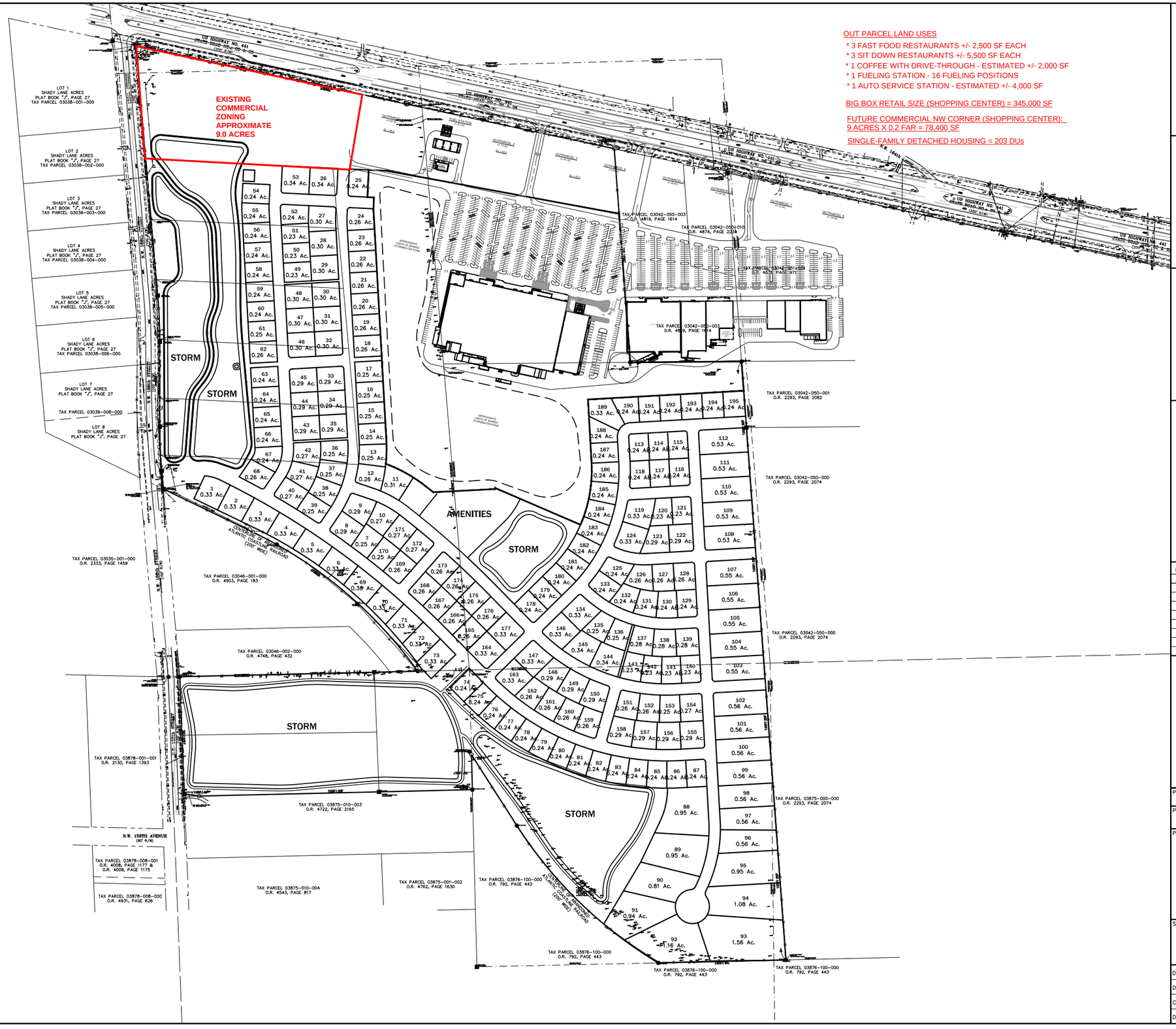
Based on the results from this study the following recommendations are made to support the project traffic:

- As stated in the 2023 FDOT Multimodal Quality/Level of Service Handbook, it is recommended that a detailed analysis is provided along the US HWY 441 corridor in follow-up Operational Analysis. Intersection analysis at the signalized intersections along this corridor will demonstrate the level-of-service of the US HWY 441 corridor through movements at each of the intersections. Potential transportation improvements will be evaluated to maintain an acceptable level-of-service, including TDM and/or TSM improvements/changes, reclassification of the roadway segment(s), corridor signal retiming, and intersection modifications.

- The access management plan has and will continue to be coordinated with FDOT, the developer of Briarwood Town Center to the north, and the City of Alachua. FDOT has provided approval for the signalized through-cut at Access B with left-ins permitted and provided verbal approval of the access types and locations of Access A and D during access management meetings. The turn lane configurations and lengths will be evaluated with the Operational Analysis.

- The US HWY 441 road segment from NW 164th Lane to NW 218th Terrace is posted at 65 MPH. It is recommended to continue coordination with FDOT to reduce vehicle speeds and posted speed limits along this road segment where the adjacent land uses are changing from rural to urban. Potential methods being considered to reduce the posted speed are to conduct a speed study and/or re-classification of the US HWY 441 roadway segment currently posted at 65 MPH.

Appendix A
Preliminary Site Plan



OUT PARCEL LAND USES

* 3 FAST FOOD RESTAURANTS +/- 2,500 SF EACH
* 3 SIT DOWN RESTAURANTS +/- 5,500 SF EACH
* 1 COFFEE WITH DRIVE-THROUGH - ESTIMATED +/- 2,000 SF
* 1 FUELING STATION - 16 FUELING POSITIONS
* 1 AUTO SERVICE STATION - ESTIMATED +/- 4,000 SF

BIG BOX RETAIL SIZE (SHOPPING CENTER) = 345,000 SF

FUTURE COMMERCIAL NW CORNER (SHOPPING CENTER): 9 ACRES X 0.2 FAR = 78,400 SF

SINGLE-FAMILY DETACHED HOUSING = 203 DUs

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

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 21-176

Project phase: CONCEPTUAL

Project title: FARMLANDS COMMERCIAL DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: CONECPT PLAN - V2

Designed: SJR	Sheet No.: 21
Drawn: NJG	
Checked: TAR	
Date: 07/30/25	

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

Appendix B
Methodology Letter

September 24, 2025

Bryan Thomas, AICP, CPM
Director of Planning & Community Development
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Carlos Nieto, PE
Florida Department of Transportation
2198 Edison Avenue
Jacksonville, Florida 32204

RE: Farmlands Commercial and Residential Development – Roadway Segment Level-of-Service Analysis (LOS) - Methodology

Dear Bryan, Carlos,

Optimus Traffic Solutions (OTS) is preparing a traffic study for the proposed Farmlands Commercial and Residential Development that will be located at the southeast corner of HWY 441 and NW 188th Street in Alachua, Florida.

The traffic study for this proposed development will be provided in two parts:

Part 1 - Roadway Segment LOS Analysis – The part 1 traffic study will include the trip generation, trip distribution, and roadway segment level of service analysis.

The part 1 traffic study will accompany the proposed land use and zoning changes and will be used to determine the study area for the part 2 traffic study.

Part 2 - Operational Analysis – The part 2 traffic study will provide the operational analysis at all access intersections and offsite intersections. It is anticipated that a traffic signal warrant analysis and Intersection Control Evaluation (ICE) will be required as part of the part 2 traffic study.

The part 2 study will accompany the FDOT access permit application and the site plan submittal.

This methodology provides the guidelines for the Part 1 - Roadway Segment LOS Analysis.

Description of the Proposed Development – The Farmlands Commercial and Residential Development is a mixed-use site estimated to include the following land uses under the buildout condition:

- 203 Single Family Detached Homes
- 423,400 KSF Shopping Center
- 3 Sit Down Restaurants +/- 5,500 SF
- 3 Fast-food Restaurants with Drive-through +/- 2,500 SF
- 1 Coffee Shop with Drive-through +/- 2,000 SF
- Gasoline/Service Station with 16 fueling positions
- 1 Auto Service Center +/- 4,000 SF

Access to the site will be via multiple connections along HWY 441 which will be coordinated with FDOT. A preliminary concept plan is provided in **Attachment A**.

Analysis Timeframe – The site will be built out in phases with the full buildout anticipated in 2032.

Analysis Period – The City of Alachua Development Data Tables provide both AADT and peak hour capacity volumes. The weekday daily, AM peak hour and PM peak hour project trips will be generated and applied to the roadway network as part of this traffic study. The weekday and PM peak hour will be used to analyze the roadway segment level of service. The AM peak hour trips will be forecasted with this study; however, these project trips are only expected to be analyzed in the Part 2 - Operational Analysis.

Trip Generation – The ITE Trip Generation Manual, 11th Edition is used to estimate the trip generation for the mixed-use site, as shown in **Table 1**. The trip generation documentation is provided in **Attachment B**.

Farmlands Commercial and Residential Trip Generation										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing (I.C. RESIDENTIAL)	210	DUs	203.0	**1936**	**142**	**36**	**106**	**193**	**122**	**71**
Internal Capture Trips[1]				455	24	2	22	58	37	21
Shopping Center - Big Box (I.C. RETAIL)	820	KSF	423.4	**16919**	**383**	**237**	**146**	**1595**	**766**	**829**
Internal Capture Trips[1]				2289	40	20	20	265	120	145
Pass-by Trips (AM, PM, daily: 19%)[2, 3, 8]				2780	48	24	24	246	123	123
High-Turnover (Sit-Down) Restaurant	932	KSF	5.5	590	53	29	24	50	31	19
High-Turnover (Sit-Down) Restaurant	932	KSF	5.5	590	53	29	24	50	31	19
High-Turnover (Sit-Down) Restaurant	932	KSF	5.5	590	53	29	24	50	31	19
High-Turnover (Sit-Down) Rest. Total				**1770**	**159**	**87**	**72**	**150**	**93**	**57**
High-Turnover (Sit-Down) Rest. Total - Internal Capture Trips[1]				357	16	11	5	45	28	17
Pass-by Trips (AM, PM, daily: 43%)[4, 3, 8]				608	58	29	29	34	17	17
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1169	112	57	55	83	43	40
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1169	112	57	55	83	43	40
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1169	112	57	55	83	43	40
Fast-food Rest. Total				**3507**	**336**	**171**	**165**	**249**	**129**	**120**
Fast-food Rest. Total - Internal Capture Trips[1]				707	34	22	12	75	39	36
Pass-by Trips (AM: 50%, PM: 55%, daily: 52.5%)[3, 5, 8]				1470	150	75	75	92	46	46
Coffee/Donut Shop with Drive-Thru	937	KSF	2.0	**1067**	**172**	**88**	**84**	**78**	**39**	**39**
Coffee/Donut Shop with Drive-Thru - Internal Capture Trips[1]				215	19	12	7	23	11	12
Pass-by Trips (AM: 90%, PM: 98%, daily: 94%)[3, 6, 8]				801	136	68	68	52	26	26
Automobile Parts and Service Center	943	KSF	4.0	**66**	**8**	**6**	**2**	**8**	**3**	**5**
Gasoline/Service Station	944	Fueling Positions	16.0	**2752**	**164**	**82**	**82**	**223**	**112**	**111**
Pass-by Trips (AM: 63%, PM: 57%, daily: 60%)[3, 7, 8]				1651	104	52	52	126	63	63
Total Internal Capture Trips				4023	133	67	66	466	235	231
Total Pass-by Trips				7310	496	248	248	550	275	275
Total Gross Trips				**28017**	**1364**	**707**	**657**	**2496**	**1264**	**1232**
Total Gross Trips Minus Internal Capture Trips				23994	1231	640	591	2030	1029	1001
Total Net New Trips				16684	735	392	343	1480	754	726

1 - Internal capture capped at 30%.

2 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Shopping Centers under the AM Pk and daily conditions. Therefore, the PM Pk pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM or daily conditions. Therefore, the PM Pk rate is used for the AM and daily condition.

5 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM Pk and PM Pk rates is used for the daily condition.

6 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating is used.

7 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM Pk and PM Pk rates is used for the daily condition.

8 - Pass-by volumes are expected to be reduced so that they do not exceed 10% of the adjacent HWY 441 street traffic. This reduction to 10% of the adjacent roadway traffic will be applied in the traffic study.

In addition to the trip generation provided in **Table 1**, a separate trip generation comparison table will be prepared to compare the existing land use and zoning to the proposed land use and zoning.

Trip Distribution

The pass-by project trip distribution along HWY 441 will be based on the prevailing directional distribution of traffic along HWY 441. The directional distribution will be determined from hourly volumes provided by counts in the FDOT Traffic Online.

The North Central Florida Regional Planning Model (NCFRPM) will be used to estimate the project non-pass-by project trip distribution.

Data Collection

No traffic counts are proposed with the Part 1 – Traffic Study.

Count data from FDOT Traffic Online and from the City of Alachua Concurrency Management will be used for the roadway segment analysis.

Study Area

The roadway segment level of service analysis will include all roadway segments identified in the Transportation Element of the City of Alachua's Comprehensive Plan. The results from this study will be used to determine the Study Area intersections of the Part 2 – Operational Analysis.

Background Traffic and Buildout Traffic

The site is anticipated to be built out in 2032. Growth rates will be derived from the FDOT historical ADT volumes. If the growth rates are calculated as less than 1.0% a minimum 1.0% growth rate will be applied. If data is not available to calculate growth rates, a 2% minimum growth rate value will be applied. Project trips will be combined with background volumes and reserved trips to derive the 2032 buildout volumes.

Reserved Trips

There are multiple planned developments planned within the City of Alachua. OTS will coordinate with the City of Alachua to obtain the reserved trips from approved traffic studies. The reserved trips will be applied to the roadway network and included with the background traffic, where applicable.

Analysis and Evaluations

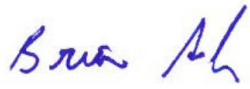
- Roadway Segment LOS analysis – A roadway segment LOS analysis will be provided for all roadway segments listed in the Study Area section of this letter. The roadway segment analysis will be based on hourly directional volumes during the AM and PM peak hour of roadway traffic.
- Access Management Evaluation – The proposed site access will be evaluated in accordance with FDOT Access Management Standards. The proposed Briarwood Town Center is located directly north of this site on HWY 441. Access requirements are documented in the Briarwood Town Center developer's agreement; therefore, these access requirements will be included in the access management evaluation. Though the access evaluation will start with the Part 1 study, it is expected that the specific access intersection types and potentially the locations will not be approved until the Part 2 Operational Analysis is completed.

Recommendations and Conclusions

Recommendations will be provided to mitigate deficiencies caused by project traffic.

OTS will submit a draft TIA report to the City of Alachua and FDOT staff. A final signed and sealed study will be submitted to all reviewing agencies after comments have been resolved.

Sincerely,



Brian Snyder, PE

Principal

Optimus Traffic Solutions, LLC

Appendix C
Trip Generation

Farmlands Commercial and Residential Trip Generation										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	DUs	203	**1,904**	**142**	**38**	**104**	**185**	**115**	**70**
Single-Family Detached Housing Internal Capture Trips[1]				456	25	3	22	56	35	21
Shopping Center	820	KSF	423.4	**15,408**	**391**	**242**	**149**	**1,369**	**671**	**698**
Shopping Center Internal Capture Trips[1]				2,254	41	21	20	257	117	140
Pass-by Trips (AM, PM, Daily: 19%)[2, 3, 8] - CALCULATED FROM ITE				2,499	50	25	25	210	105	105
High-Turnover (Sit-Down)Restaurant	932	KSF	5.5	571	49	27	22	50	31	19
High-Turnover (Sit-Down)Restaurant	932	KSF	5.5	571	49	27	22	50	31	19
High-Turnover (Sit-Down)Restaurant	932	KSF	5.5	571	49	27	22	50	31	19
High-Turnover (Sit-Down) Rest. Total				**1,713**	**147**	**81**	**66**	**150**	**93**	**57**
High-Turnover (Sit-Down) Rest. Total - Internal Capture Trips[1]				364	18	12	6	45	28	17
Pass-by Trips (AM, PM, Daily: 43%)[4, 3, 8] - CALCULATED FROM ITE				580	52	26	26	34	17	17
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1,120	83	42	41	79	41	38
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1,120	83	42	41	79	41	38
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1,120	83	42	41	79	41	38
Fast-food Rest. Total				**3,360**	**249**	**126**	**123**	**237**	**123**	**114**
Fast-food Rest. Total - Internal Capture Trips[1]				713	30	19	11	71	37	34
Pass-by Trips (AM: 50%, PM: 55%, Daily: 52.5%)[3, 5, 8] - CALCULATED FROM ITE				1,390	108	54	54	88	44	44
Coffee/Donut Shop with Drive-Thru	937	KSF	2.0	**1,201**	**171**	**87**	**84**	**78**	**39**	**39**
Coffee/Donut Shop with Drive-Thru - Internal Capture Trips[1]				255	22	14	8	24	12	12
Pass-by Trips (AM: 90%, PM: 98%, Daily: 94%)[3, 6, 8] - CALCULATED FROM ITE				889	132	66	66	52	26	26
Automobile Parts and Service Center	943	KSF	4.0	**66**	**8**	**6**	**2**	**8**	**3**	**5**
Gasoline/Service Station	944	Fueling Positions	16.0	**2,752**	**181**	**91**	**90**	**228**	**114**	**114**
Pass-by Trips (AM: 63%, PM: 57%, Daily: 60%)[3, 7, 8] - CALCULATED FROM ITE				1,651	114	57	57	130	65	65
Total Internal Capture Trips				4,042	136	69	67	453	229	224
Total Pass-by Trips - CALCULATED FROM ITE				7,009	456	228	228	514	257	257
Total Gross Trips				**26,404**	**1,289**	**671**	**618**	**2,255**	**1,158**	**1,097**
Total Gross Trips Minus Internal Capture Trips				22,362	1,153	602	551	1,802	929	873
Total Net New Trips				15,353	697	374	323	1,288	672	616

1 - Internal capture capped at 30%.

2 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Shopping Centers under the AM Pk and daily conditions. Therefore, the PM Pk pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM or daily conditions. Therefore, the PM Pk rate of 43% is used for the AM and daily condition.

5 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM Pk rate of 50% and PM Pkrate of 55% is used for the daily condition.

6 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating is used.

7 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM Pk of 63% and PM Pk rate of 57% is used for the daily condition.

8 - Pass-by volumes are reduced so that they do not exceed 10% of the adjacent HWY 441 street traffic.

Daily Internal Capture Calculations

	AM I.C.	PM I.C. (Calc.)	Daily (Avg)
Single-Family	0.176056338	0.30	0.23937952
Shopping Center	0.104859335	0.187728269	0.146293802
Restaurants	0.12345679	0.30	0.212266029
		Capped at 30%	

Restaurant Internal Capture Calculations

* Restaurant trips were combined to determine the total internal capture of all restaurants. The calculations below are used to divide the internal capture trips based on the trip generation of the individual restaurant categories.

	Daily Trips	AM Peak Trips			PM Peak Trips		
		Total	In	Out	Total	In	Out
Total Restaurant I.C. Trips	1,332	70	45	25	140	77	63
High-Turnover (Sit-Down) Rest. Total	1,713	147	81	66	150	93	57

High-Turnover (Sit-Down) Rest. % of Total	0.27		0.28	0.24		0.36	0.27
High-Turnover (Sit-Down) Rest. - Internal Capture Trips	364	18	12	6	45	28	17
Fast-food Rest. Total	3,360	249	126	123	237	123	114
Fast-food Rest. % of Total	0.54		0.43	0.45		0.48	0.54
Fast-food Rest. - Internal Capture Trips	713	30	19	11	71	37	34
Coffee/Donut Shop with Drive - Thru	1,201	171	87	84	78	39	39
Coffee/Donut Shop with Drive - Thru % of Total	0.19		0.30	0.31		0.15	0.19
Coffee/Donut Shop with Drive - Internal Capture Trips	255	22	14	8	24	12	12
Total	6,274	567	294	273	465	255	210

Pass-by 10% Adjacent Street Traffic Review

AM Peak Hour

		Total Pass-by Project Trips	AM Peak Trips	
			In	Out
Eastbound - Calculated Pass-by Trips	71%	FROM ITE	162	162
10% 441 Eastbound Traffic Volumes		10% OF ADJ ST	148	148
Westbound - Calculated Pass-by Trips	29%	FROM ITE	66	66
10% 441 Westbound Traffic Volumes		10% OF ADJ ST	60	60
10% 441 Both Directions		10% OF ADJ ST	208	208

* USE THE HIGHLIGHTED 10% OF ADJACENT STREET TRAFFIC

PM Peak Hour

		PM Peak Trips		
			In	Out
Eastbound - Calculated Pass-by Trips	34%	FROM ITE	87	87
10% 441 Eastbound Traffic Volumes		10% OF ADJ ST	78	78
Westbound - Calculated Pass-by Trips	66%	FROM ITE	170	170
10% 441 Westbound Traffic Volumes		10% OF ADJ ST	149	149
10% 441 Both Directions		10% OF ADJ ST	227	227

Trip Gen using 10% Adjacent Street Traffic

Farmlands Commercial and Residential Trip Generation

Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	DUs	203.0	1,904	142	38	104	185	115	70
Single-Family Detached Housing - Internal Capture Trips [1]				456	25	3	22	56	35	21
Single-Family Detached Housing - Net New Trips				1,448	117	35	82	129	80	49
Shopping Center - Total	820	KSF	423.4	15,408	391	242	149	1369	671	698
Shopping Center Internal Capture Trips - Total [1]				2,254	41	21	20	257	117	140
Shopping Center Pass-by Trips - Total [2, 3, 8]				1,965	46	23	23	186	93	93
Shopping Center Pass-by Trips - NW corner of Proerty (19% of Total)				*373*	*8*	*4*	*4*	*36*	*18*	*18*
Shopping Center Pass-by Trips- Main (81% of Total)				*1,592*	*38*	*19*	*19*	*150*	*75*	*75*
Shopping Center Net New Trips - Total				11,189	304	198	106	926	461	465
Shopping Center Net New Trips - NW corner of Proerty (19% of Total)				*2,126*	*58*	*38*	*20*	*176*	*88*	*88*
Shopping Center Net New Trips - Big Box (81% of Total)				*9,063*	*246*	*160*	*86*	*750*	*373*	*377*
High-Turnover (Sit-Down) Rest. Total				1,713	147	81	66	150	93	57
High-Turnover (Sit-Down) Rest. Internal Capture - Total [1]				364	18	12	6	45	28	17
High-Turnover (Sit-Down) Rest. Pass-by Trips - Total [3, 4, 8]				444	48	24	24	30	15	15
High-Turnover (Sit-Down) Rest. Net New Trips - Total				905	81	45	36	75	50	25
Fast-food Rest. Total				3,360	249	126	123	237	123	114
Fast-food Rest. Internal Capture - Total [1]				713	30	19	11	71	37	34
Fast-food Rest Pass-by Trips - Total [3, 5, 8]				1,214	98	49	49	78	39	39
Fast-food Rest. Net New Trips - Total				1,433	121	58	63	88	47	41
Coffee/Donut Shop with Drive-Thru	937	KSF	2.0	1,201	171	87	84	78	39	39
Coffee/Donut Shop with Drive-Thru Internal Capture Trips [1]				255	22	14	8	24	12	12
Coffee/Donut Shop with Drive-Thru Pass-by Trips [3, 6, 8]				784	120	60	60	46	23	23
Coffee/Donut Shop with Drive-Thru Net New Trips				162	29	13	16	8	4	4
Automobile Parts and Service Center	943	KSF	4.0	66	8	6	2	8	3	5
Gasoline/Service Station	944	Fueling Positions	16.0	2,752	181	91	90	228	114	114
Gasoline/Service Station Pass-by Trips [3, 7, 8]				1,479	104	52	52	114	57	57
Gasoline/Service Station Net New Trips				1,273	77	39	38	114	57	57

Total Internal Capture Trips	**4,042**	**136**	**69**	**67**	**453**	**229**	**224**
Total Pass-by Trips	**5,886**	**416**	**208**	**208**	**454**	**227**	**227**
Total Gross Trips	**26,404**	**1,289**	**671**	**618**	**2,255**	**1,158**	**1,097**
Total Gross Trips Minus Internal Capture Trips	**22,362**	**1,153**	**602**	**551**	**1,802**	**929**	**873**
Total Net New Trips (Non-pass-by Trips)	**16,476**	**737**	**394**	**343**	**1348**	**702**	**646**

1 - Internal capture capped at 30%.

2 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Shopping Centers under the AM peak and daily conditions. Therefore, the PM peak pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM peak or daily conditions. Therefore, the PM peak rate is used for the AM peak and daily condition.

5 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

6 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating is used.

7 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

8 - Pass-by volumes reduced to not exceed 10% of the adjacent HWY 441 traffic.

Daily Pass-by Calculations

	AM Pass-By %	PM Pass-By %	Average Used for Daily
Shopping Center	13.14%	16.73%	14.93%
High-Turnover Rest.	37.21%	28.57%	32.89%
Fast-food Rest.	44.75%	46.99%	45.87%
Coffee/Donut Shop	80.54%	85.19%	82.86%
Gasoline Station	57.46%	50.00%	53.73%

Single-Family Detached Housing
(210)

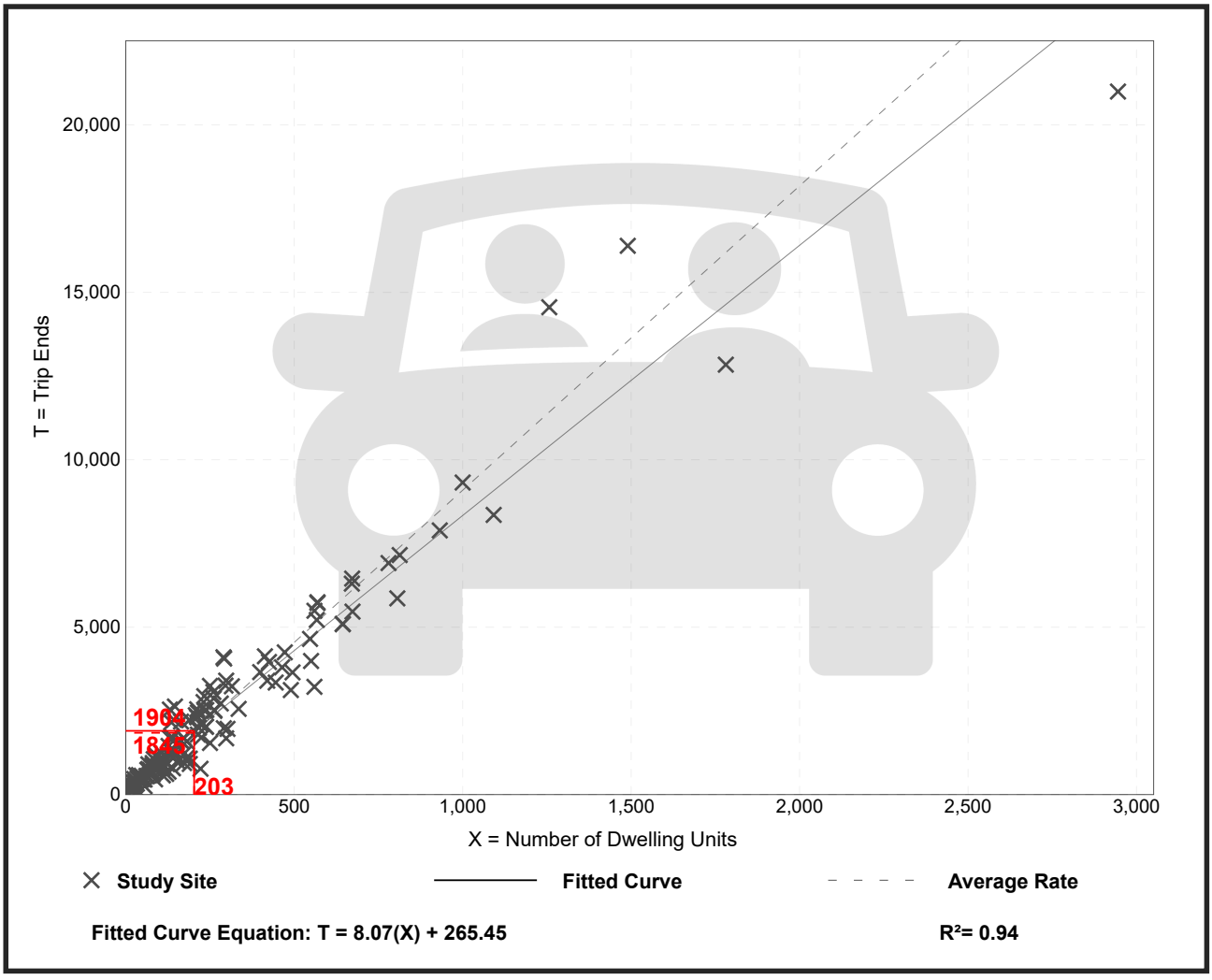
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



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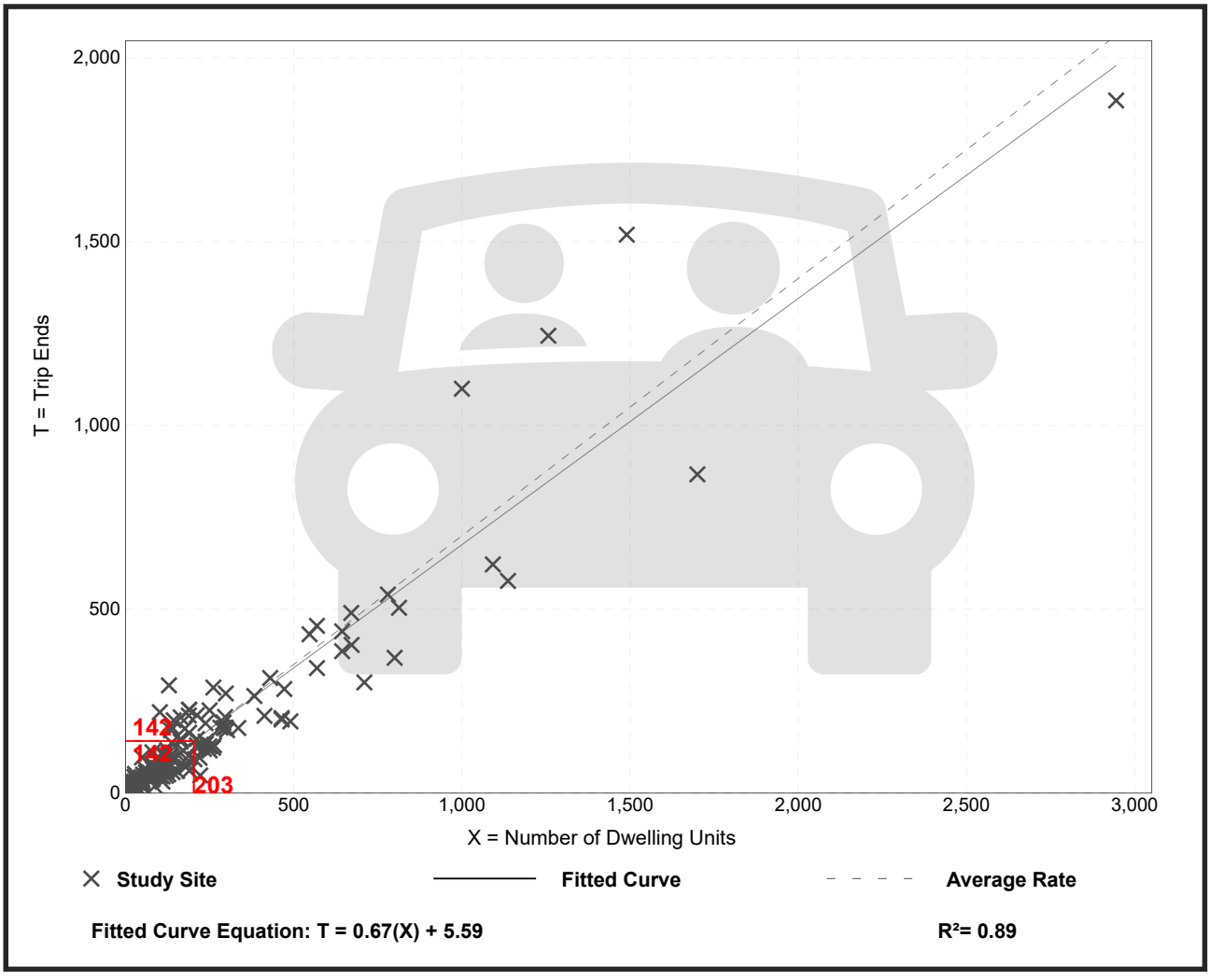
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



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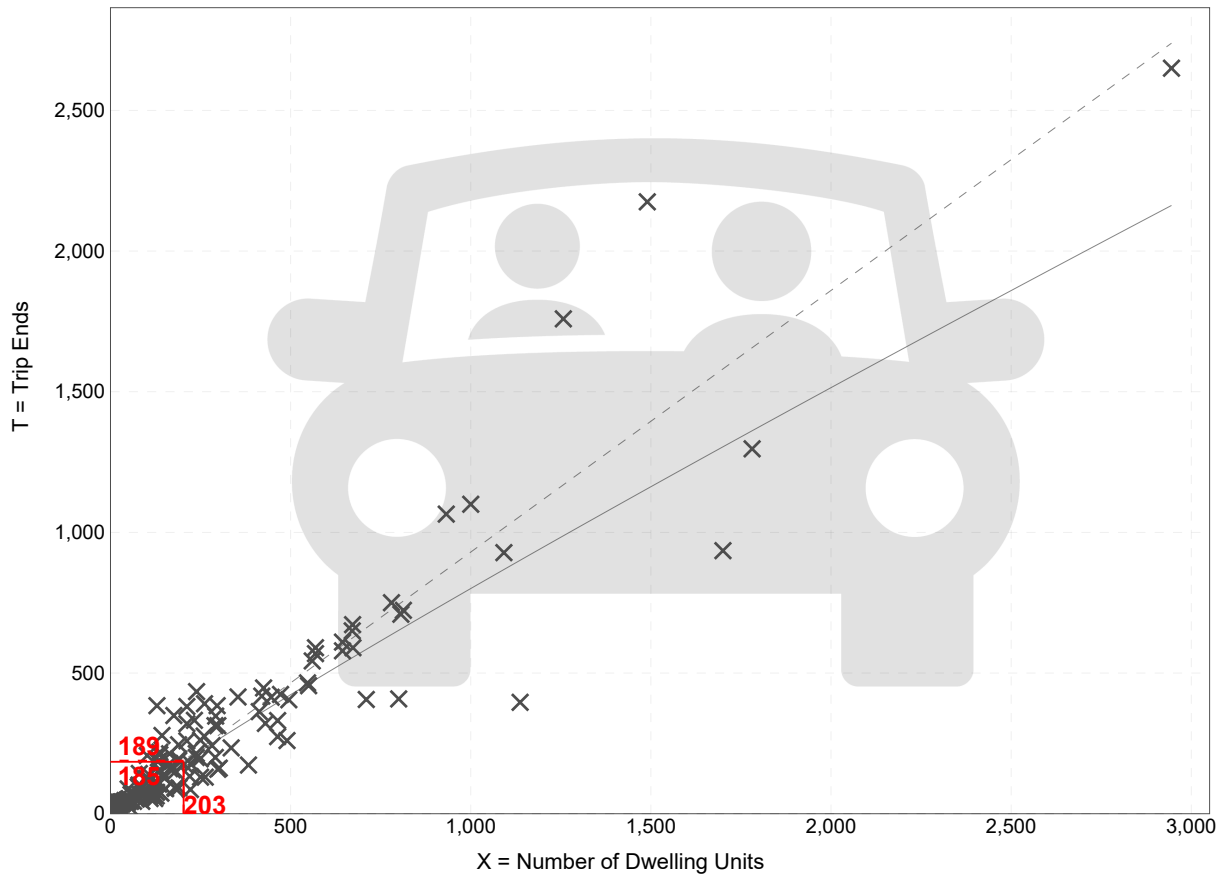
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



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

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Shopping Center (>150k)
(820)

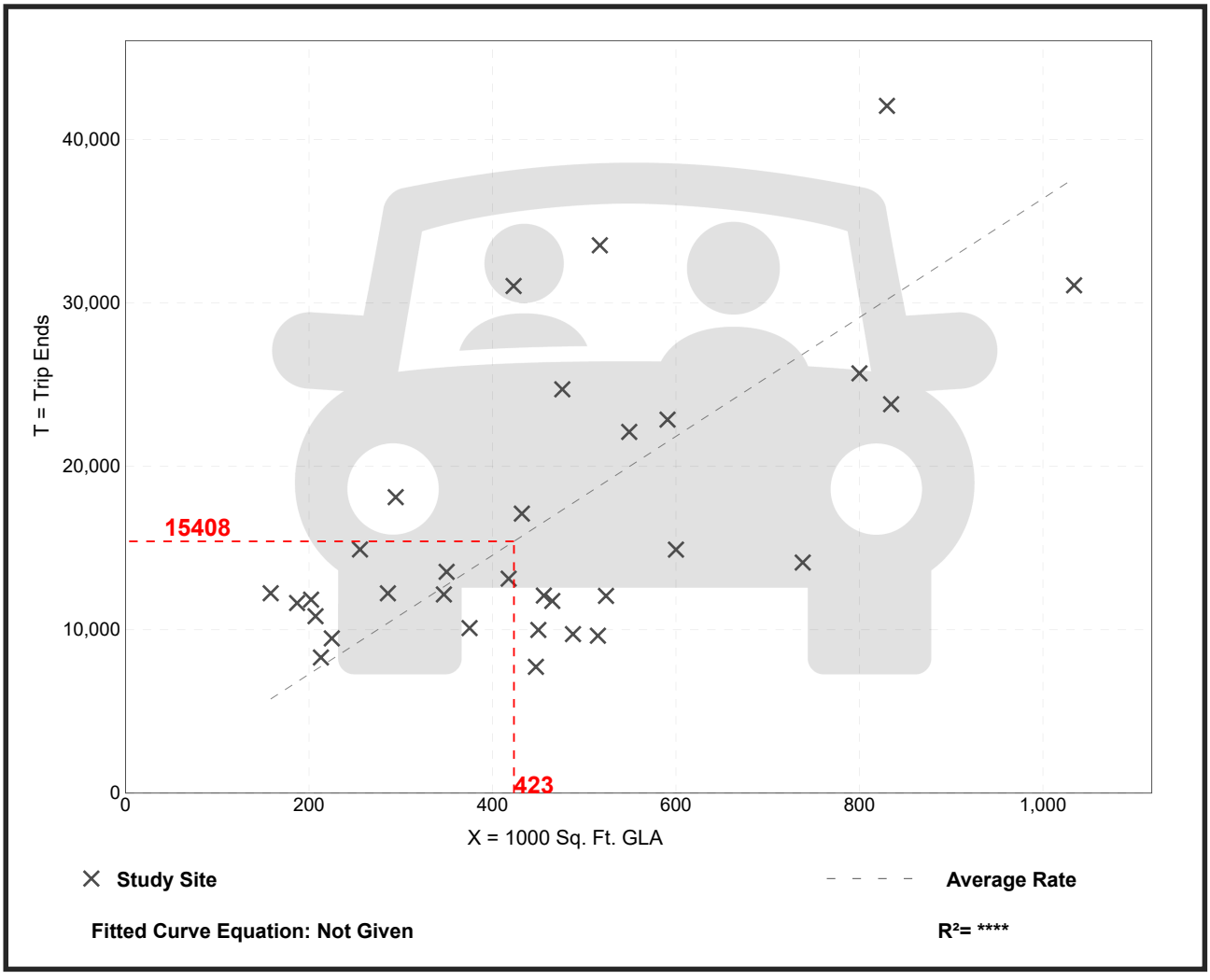
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 459
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
36.39	17.27 - 77.31	15.38

Data Plot and Equation



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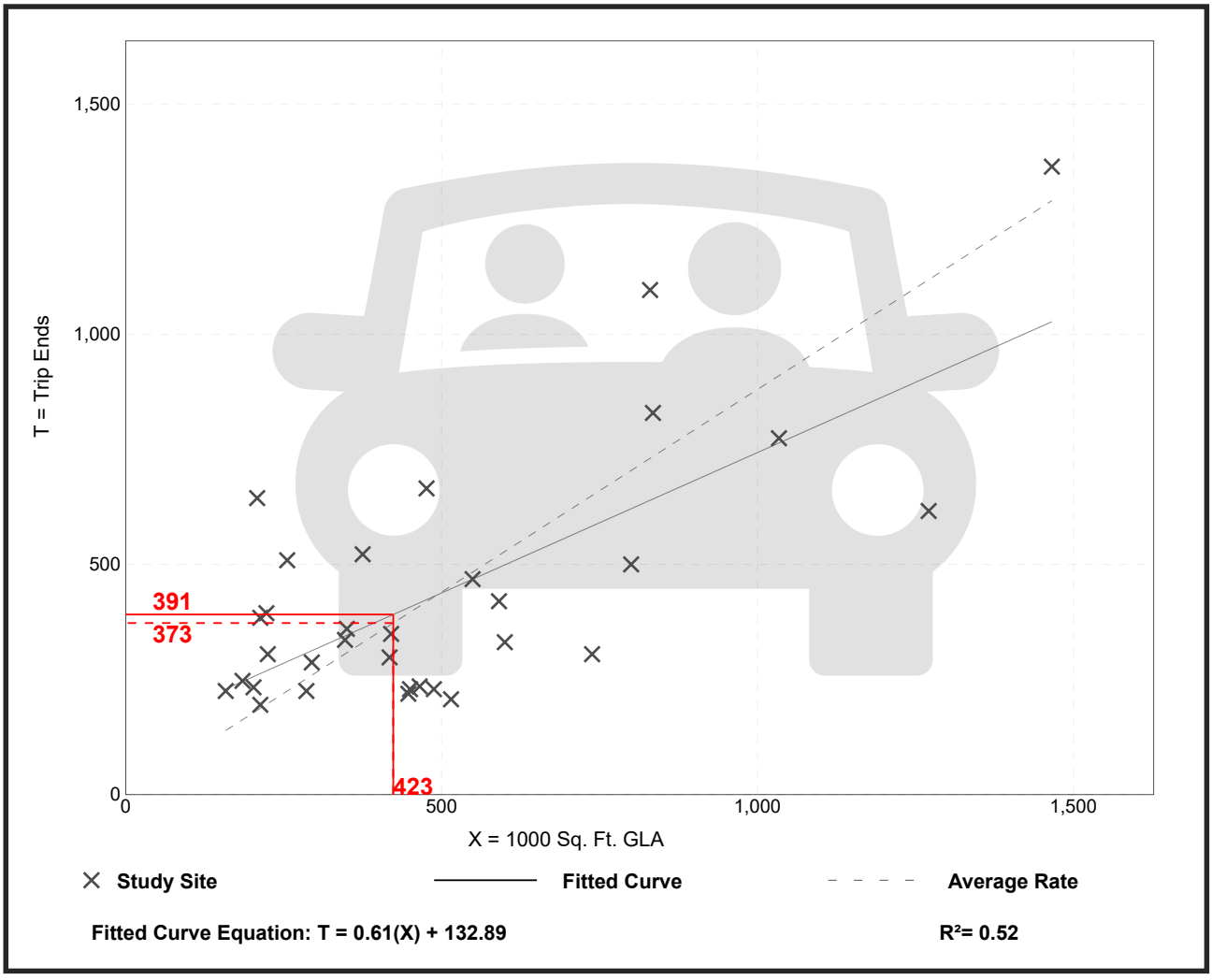
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 498
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.88	0.40 - 3.10	0.45

Data Plot and Equation



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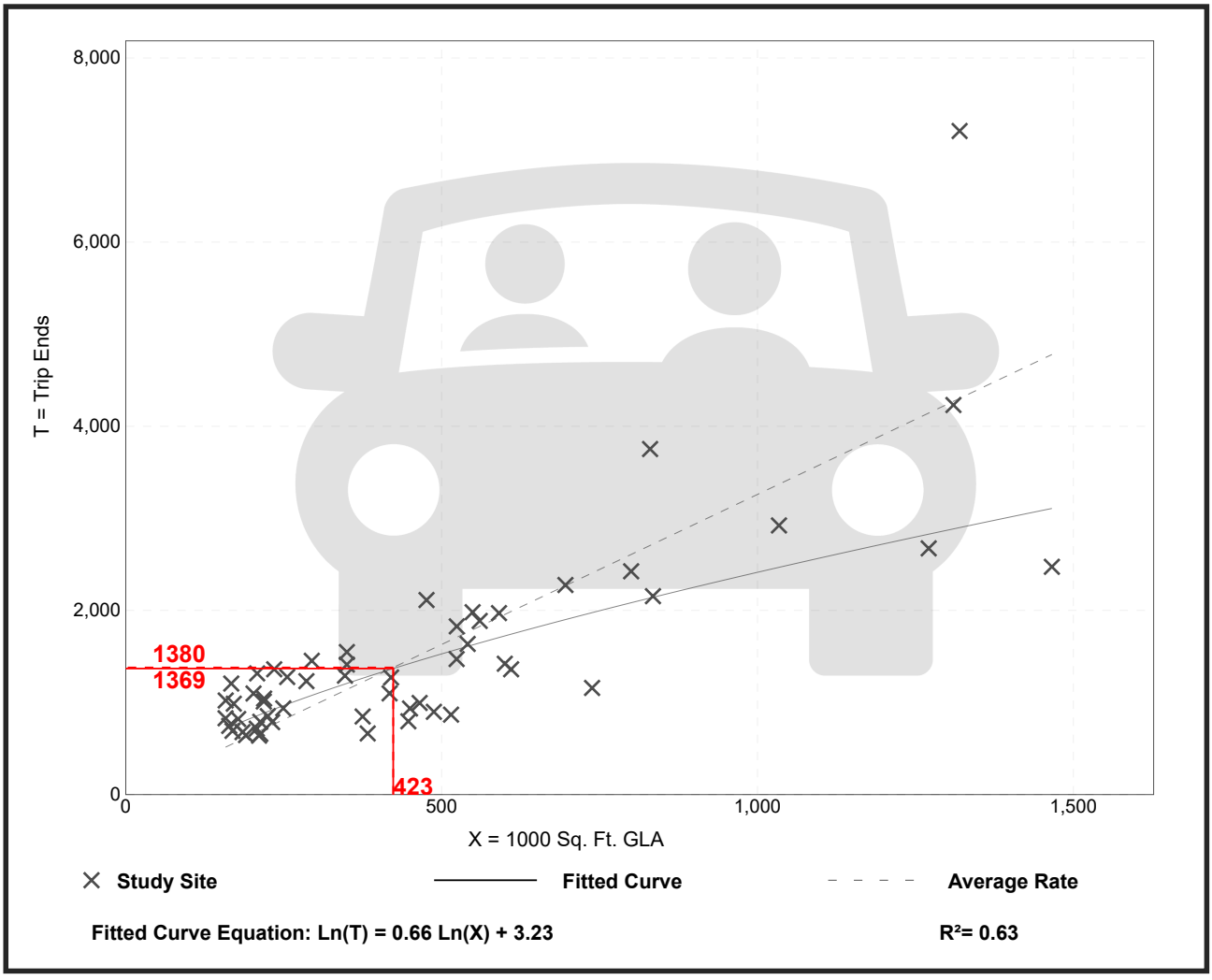
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 55
Avg. 1000 Sq. Ft. GLA: 460
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.26	1.57 - 7.22	1.25

Data Plot and Equation



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

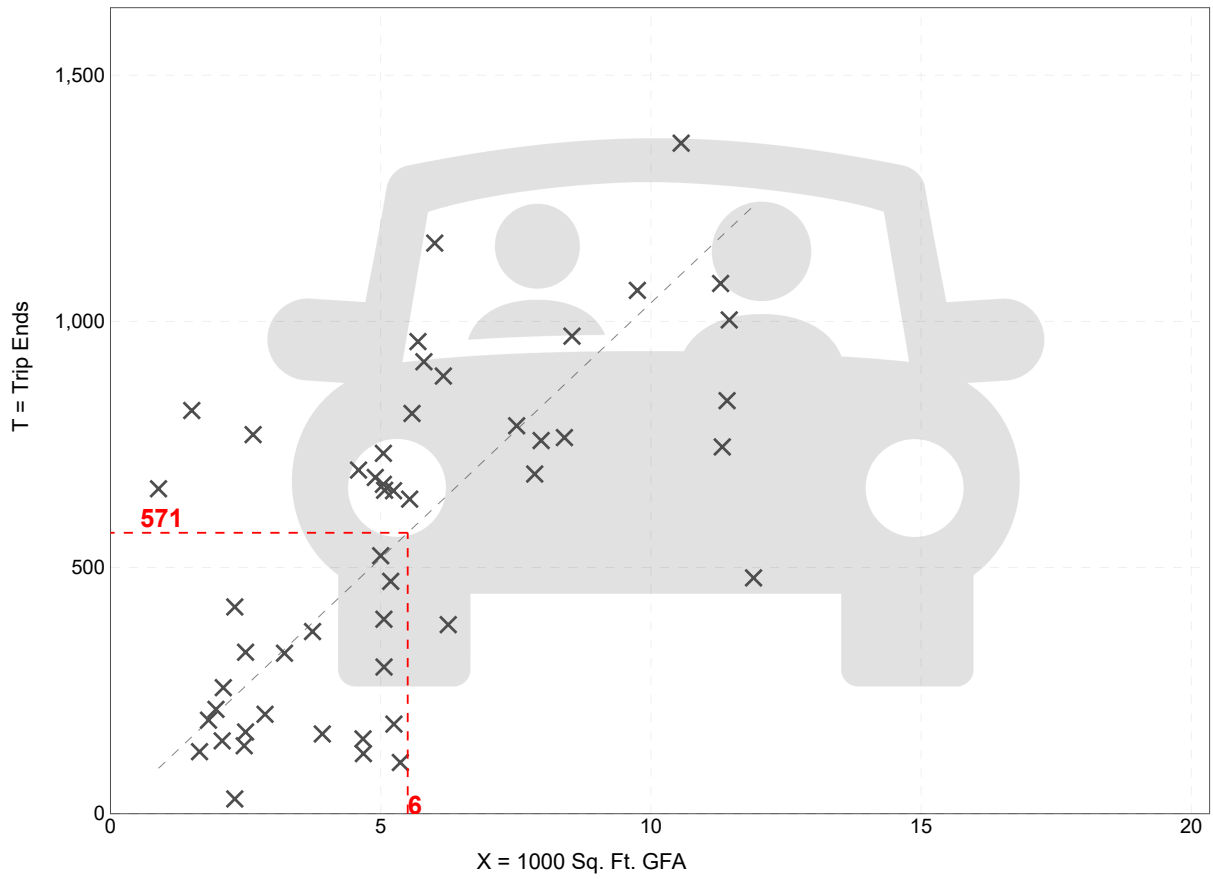
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
103.75	13.04 - 742.41	67.15

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

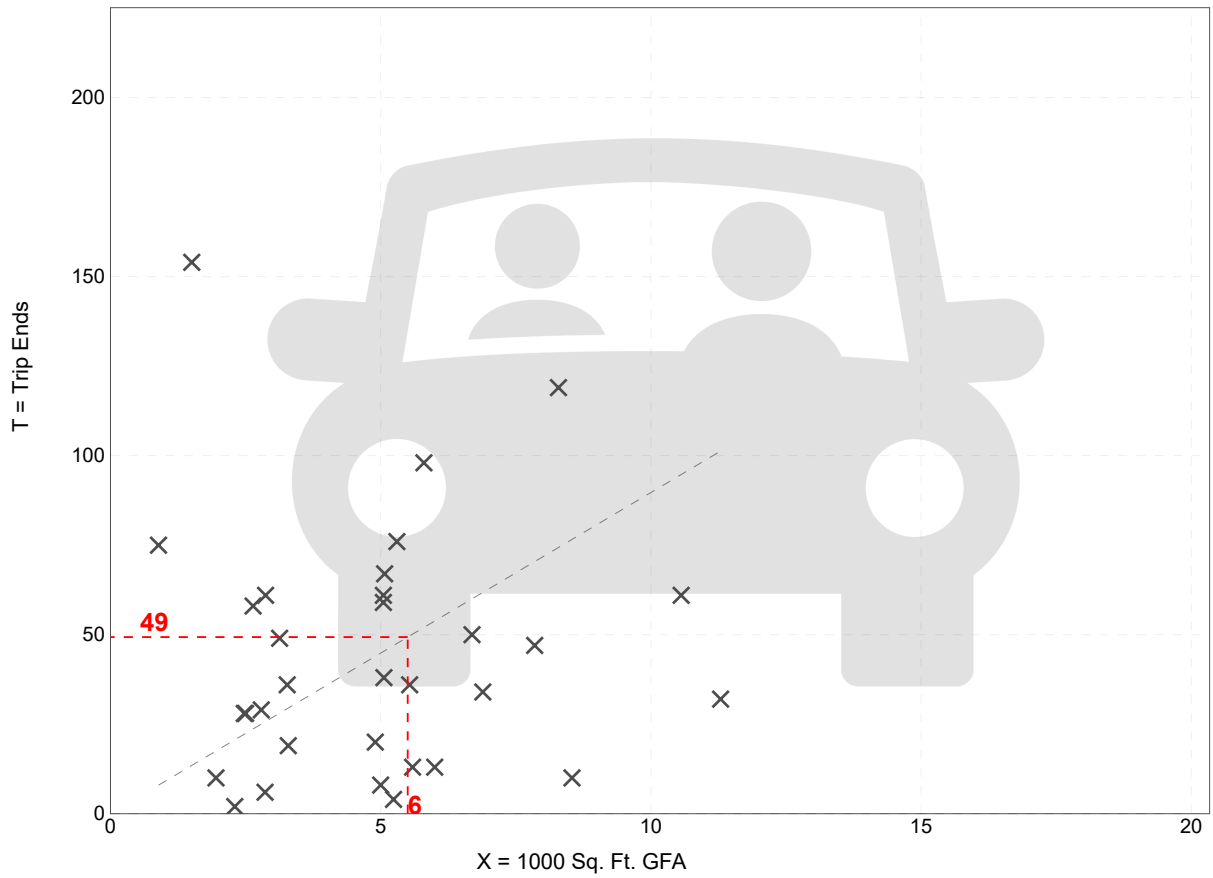
High-Turnover (Sit-Down) Restaurant
(932)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	32
Avg. 1000 Sq. Ft. GFA:	5
Directional Distribution:	55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.97	0.76 - 102.39	12.35

Data Plot and Equation



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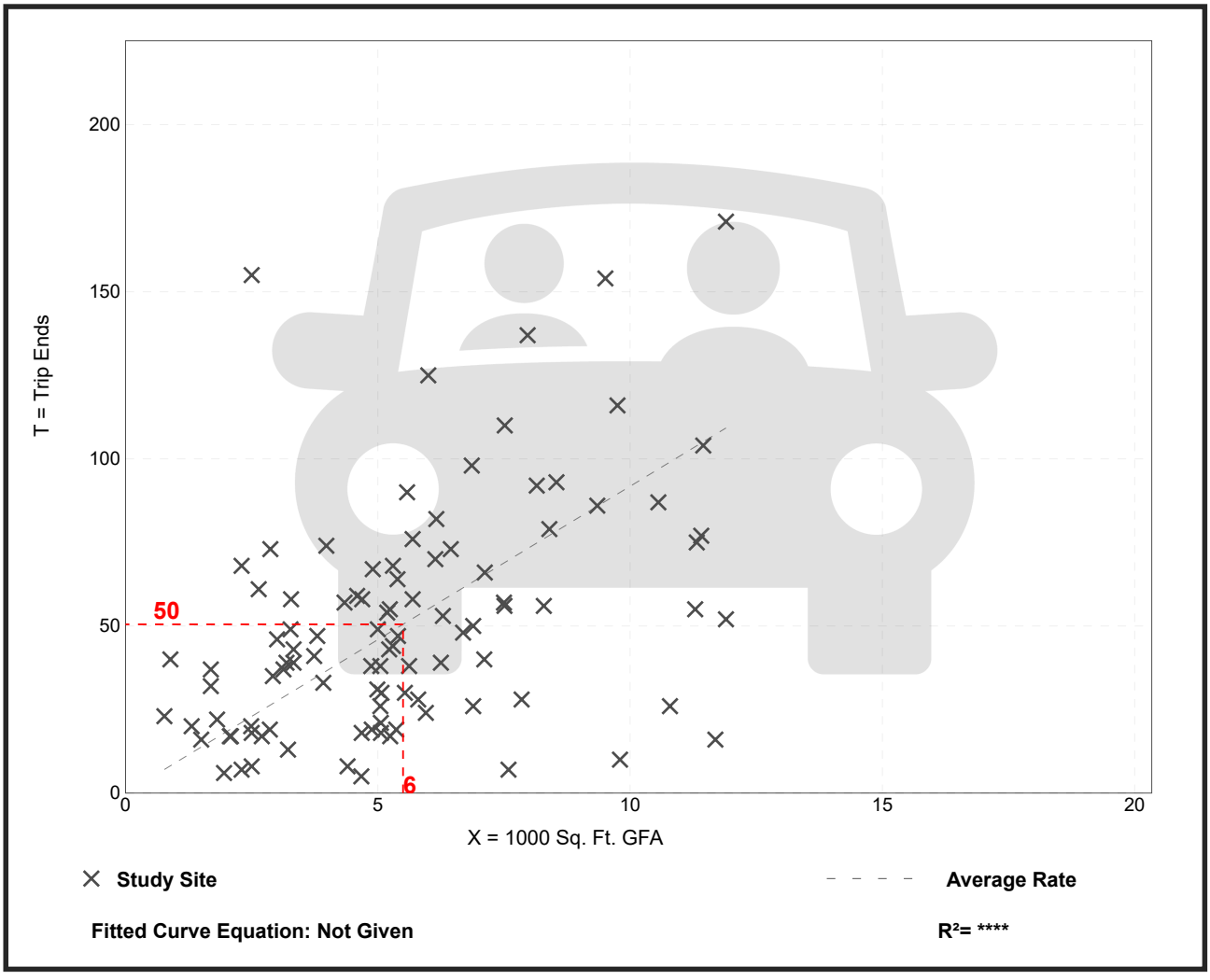
High-Turnover (Sit-Down) Restaurant
(932)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 100
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.18	0.92 - 62.00	6.36

Data Plot and Equation



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

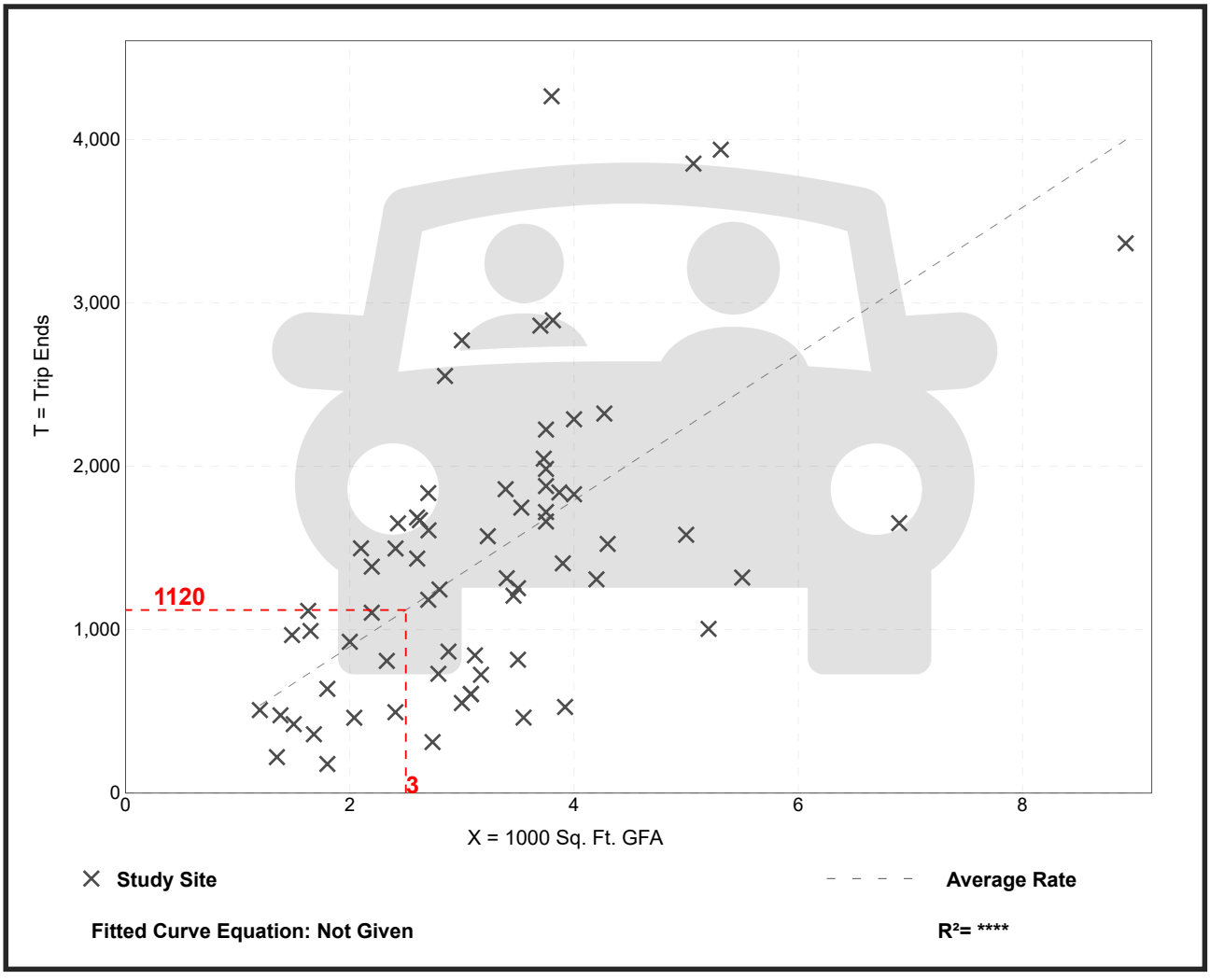
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 68
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
448.12	98.89 - 1122.37	217.66

Data Plot and Equation



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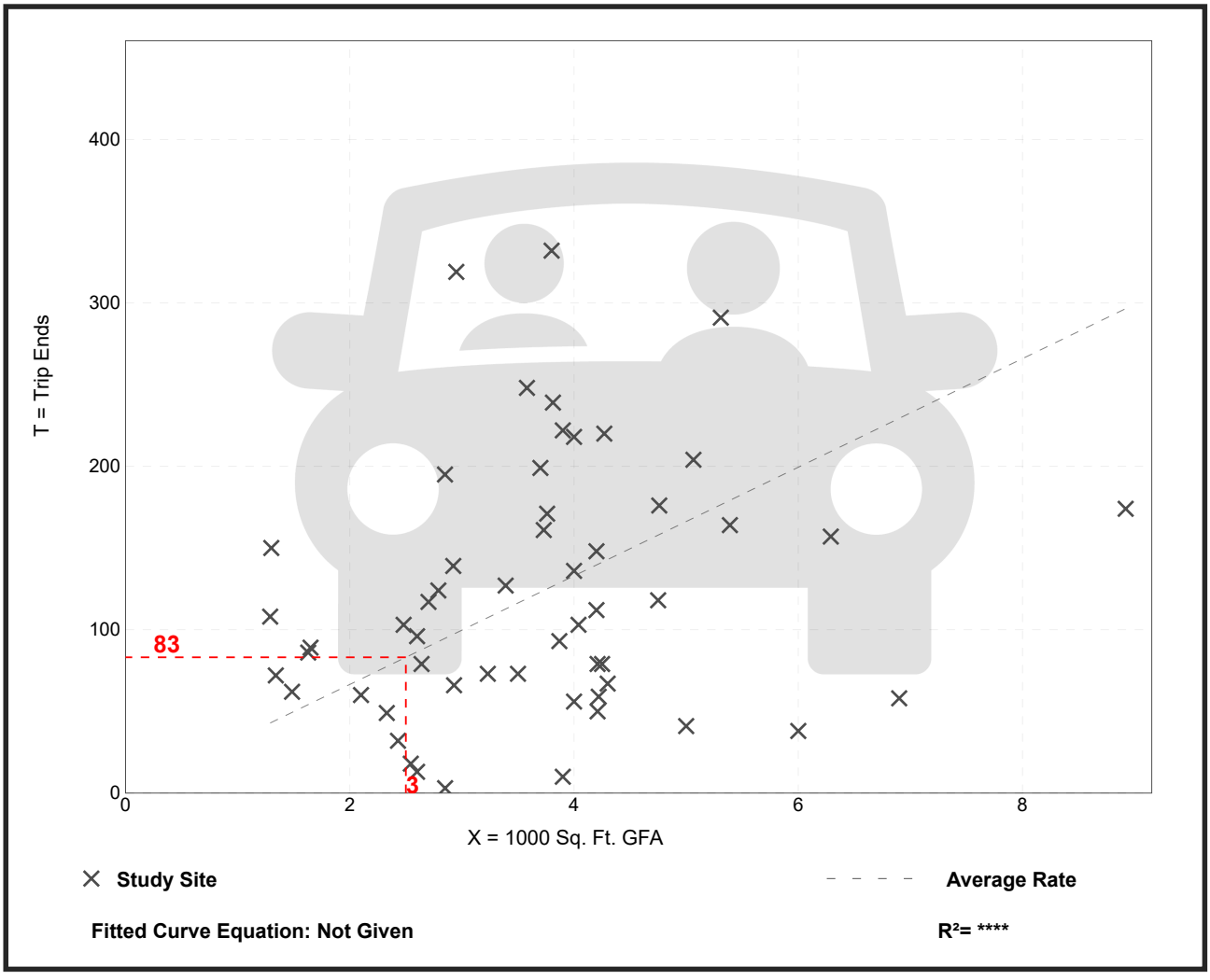
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	55
Avg. 1000 Sq. Ft. GFA:	4
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.24	1.05 - 115.38	22.70

Data Plot and Equation



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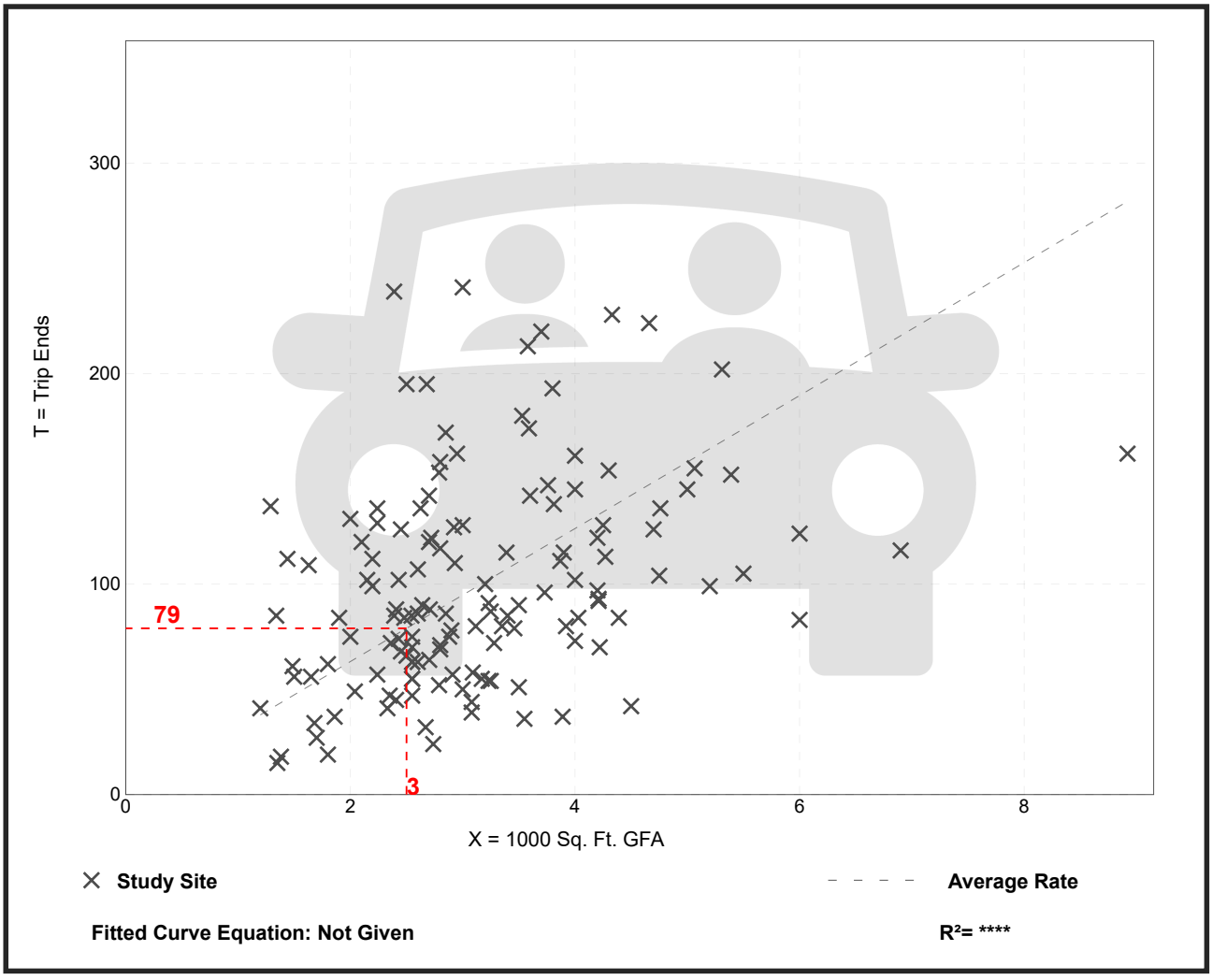
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 139
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
31.60	8.77 - 106.20	16.21

Data Plot and Equation



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

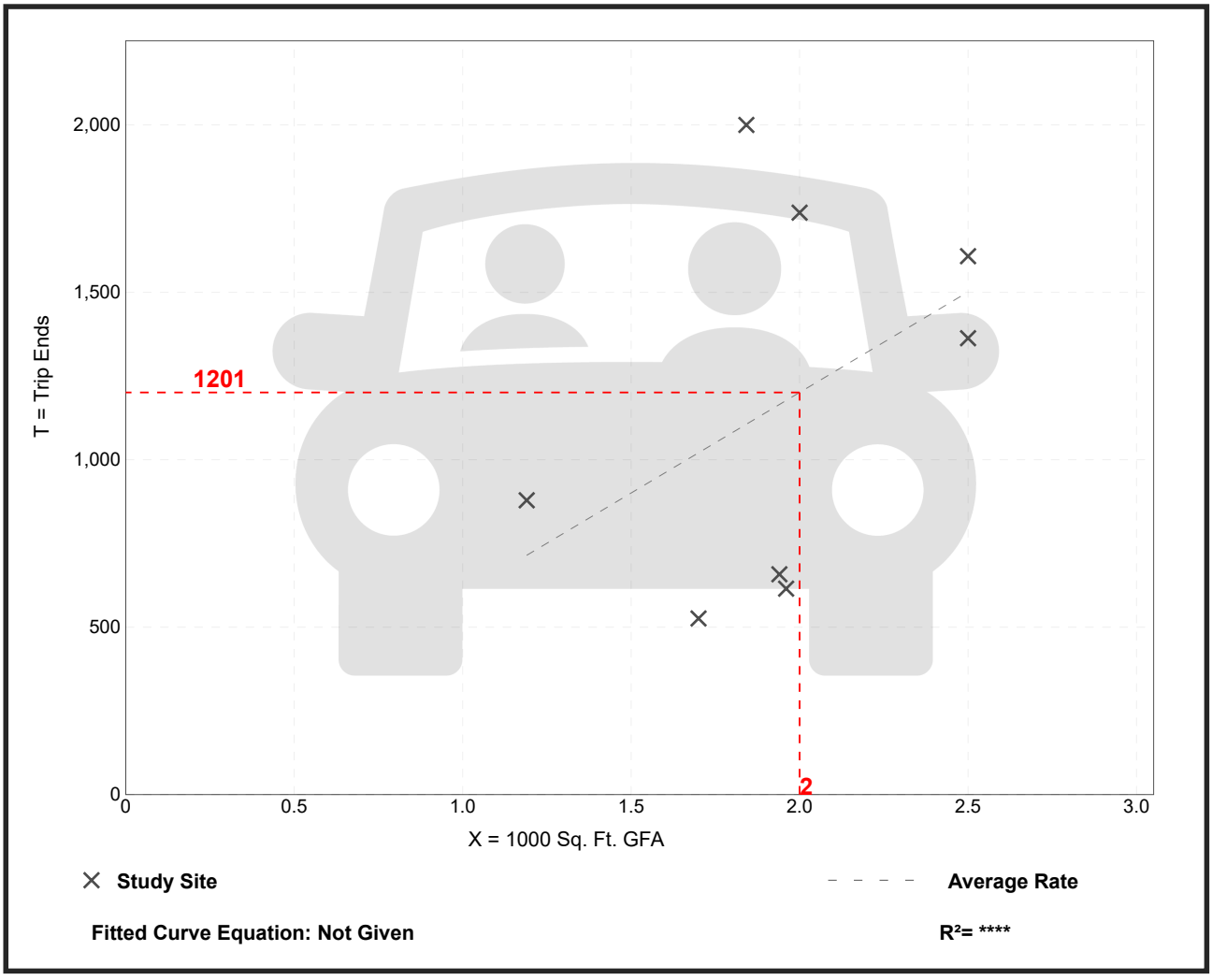
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
600.50	309.41 - 1085.78	277.14

Data Plot and Equation



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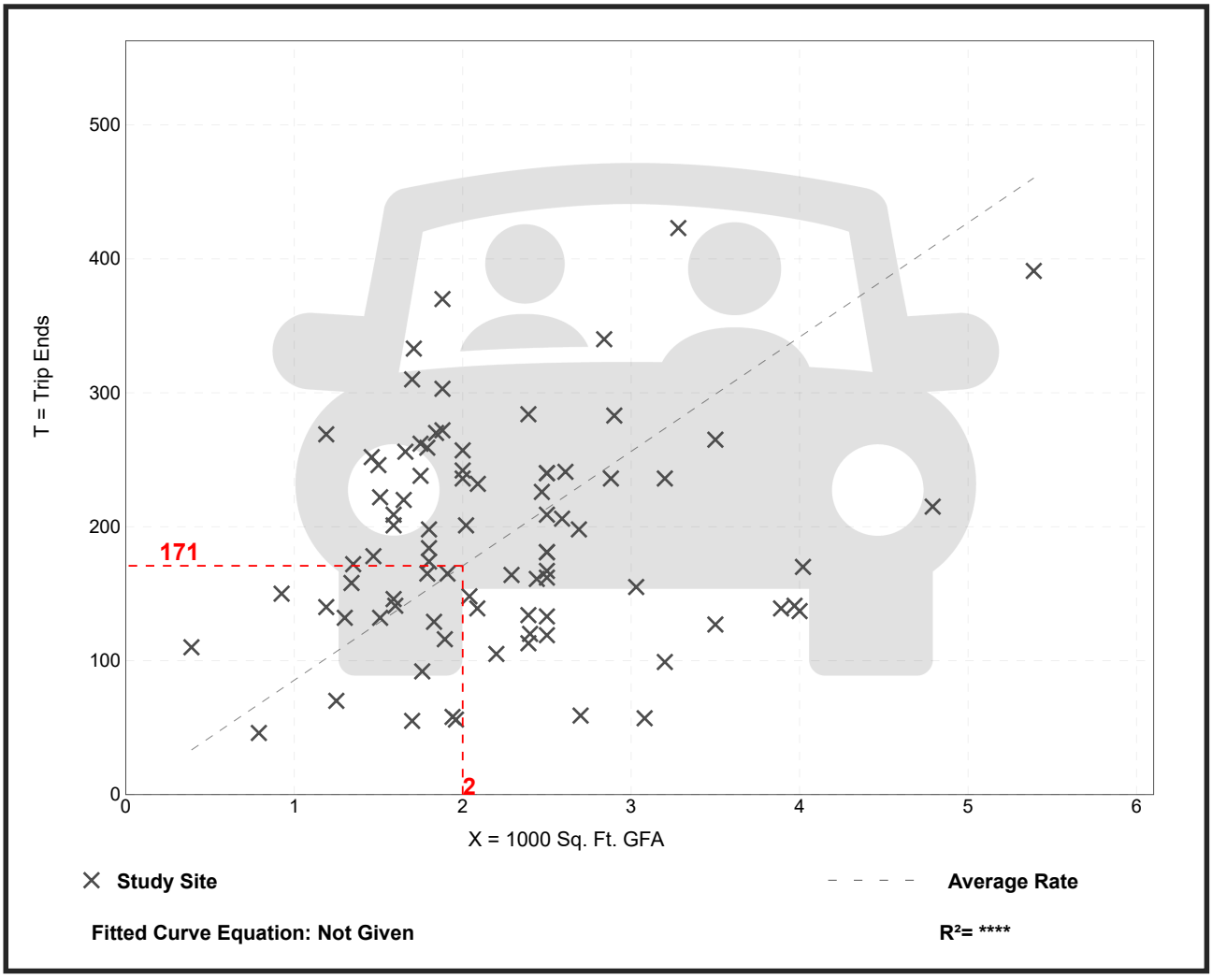
Coffee/Donut Shop with Drive-Through Window
(937)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 84
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
85.41	18.51 - 282.05	44.24

Data Plot and Equation



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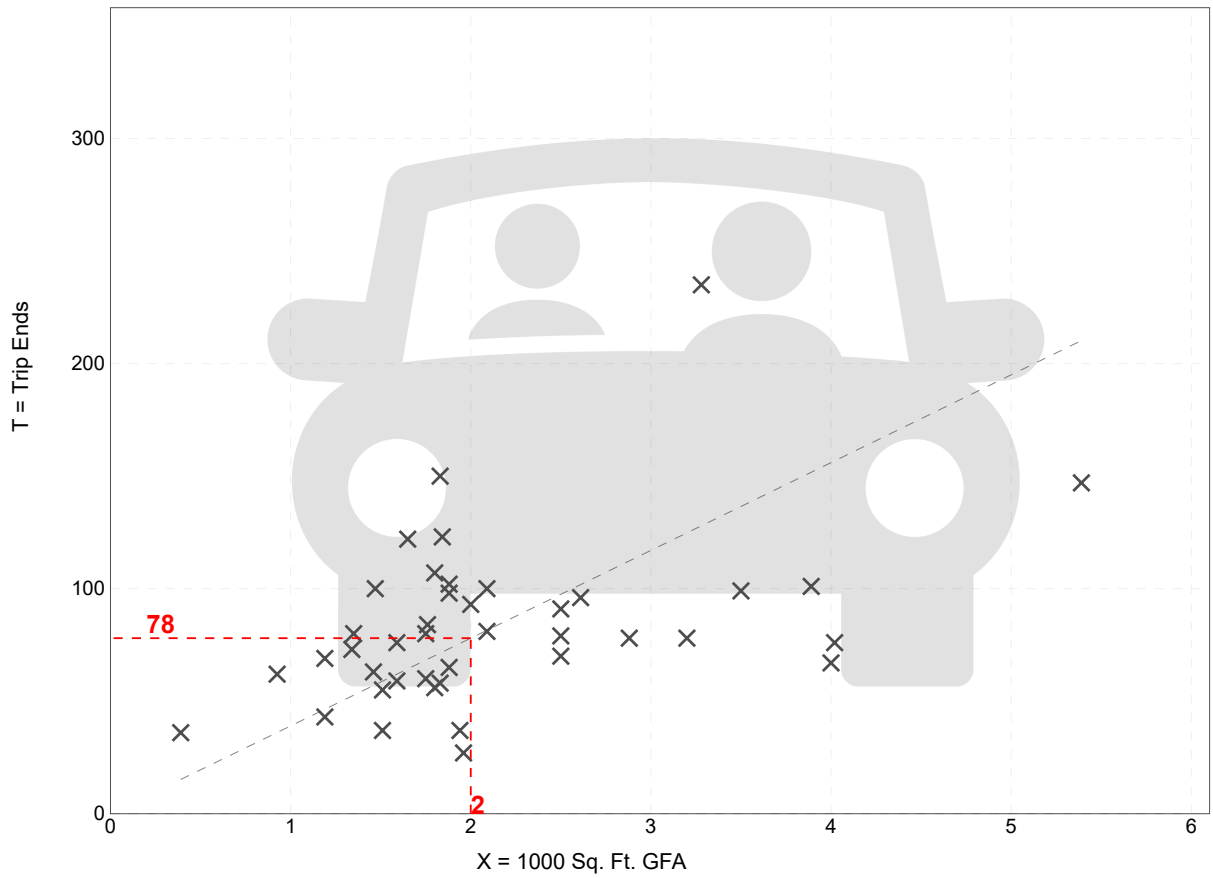
Coffee/Donut Shop with Drive-Through Window
(937)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	41
Avg. 1000 Sq. Ft. GFA:	2
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
39.00	13.78 - 92.31	17.60

Data Plot and Equation



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Automobile Parts and Service Center
(943)

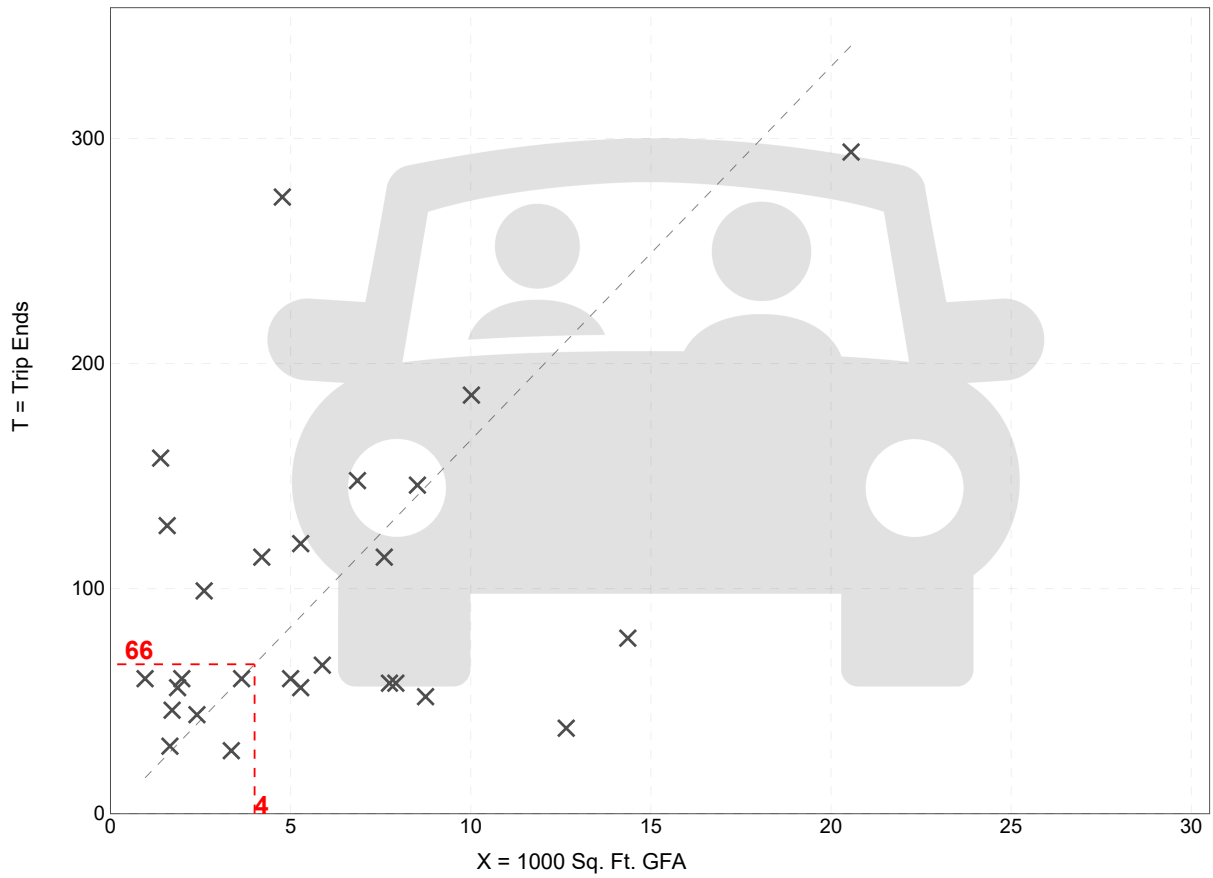
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.60	3.00 - 113.51	16.17

Data Plot and Equation



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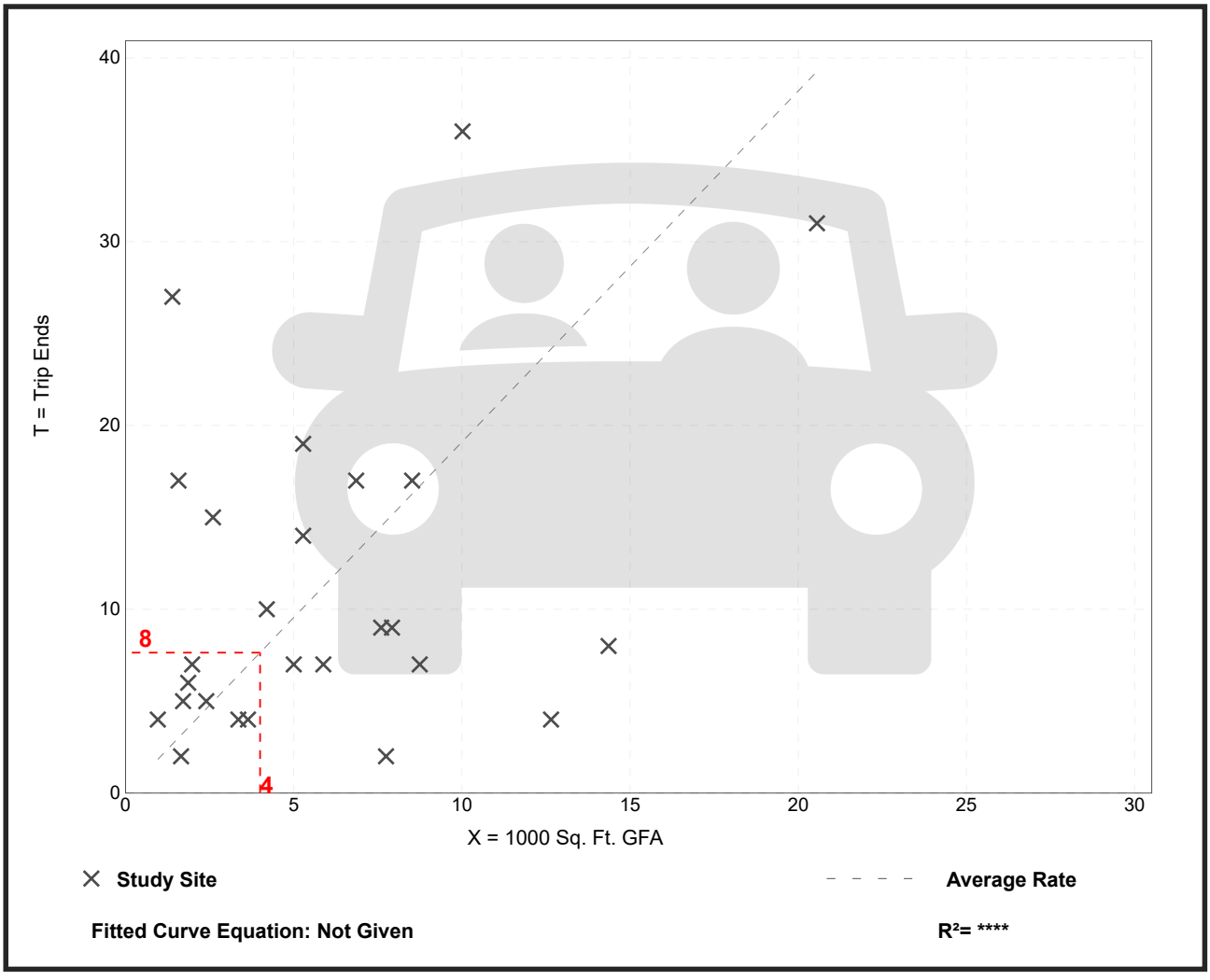
Automobile Parts and Service Center
(943)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	26
Avg. 1000 Sq. Ft. GFA:	6
Directional Distribution:	72% entering, 28% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.91	0.26 - 19.40	2.28

Data Plot and Equation



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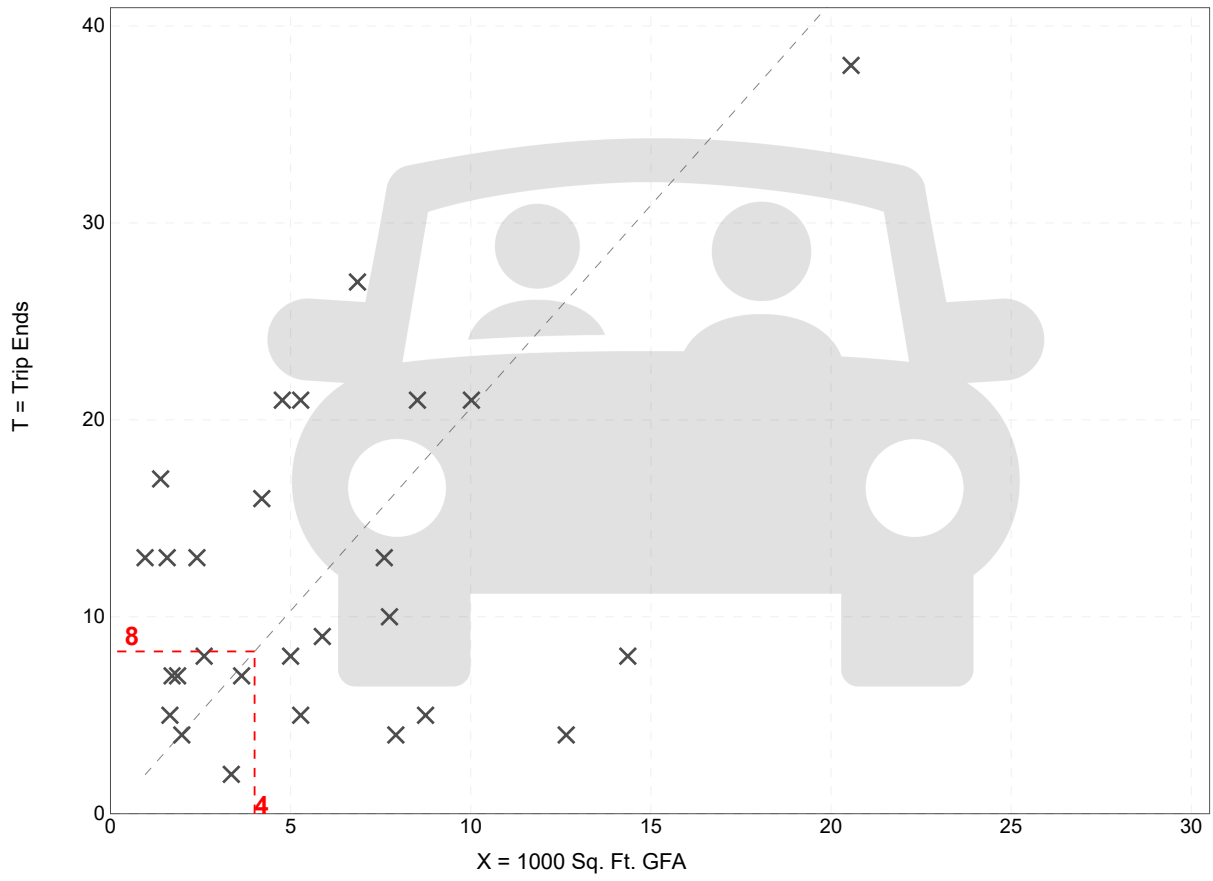
Automobile Parts and Service Center
(943)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	27
Avg. 1000 Sq. Ft. GFA:	6
Directional Distribution:	39% entering, 61% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.06	0.32 - 13.54	1.97

Data Plot and Equation



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Gasoline/Service Station
(944)

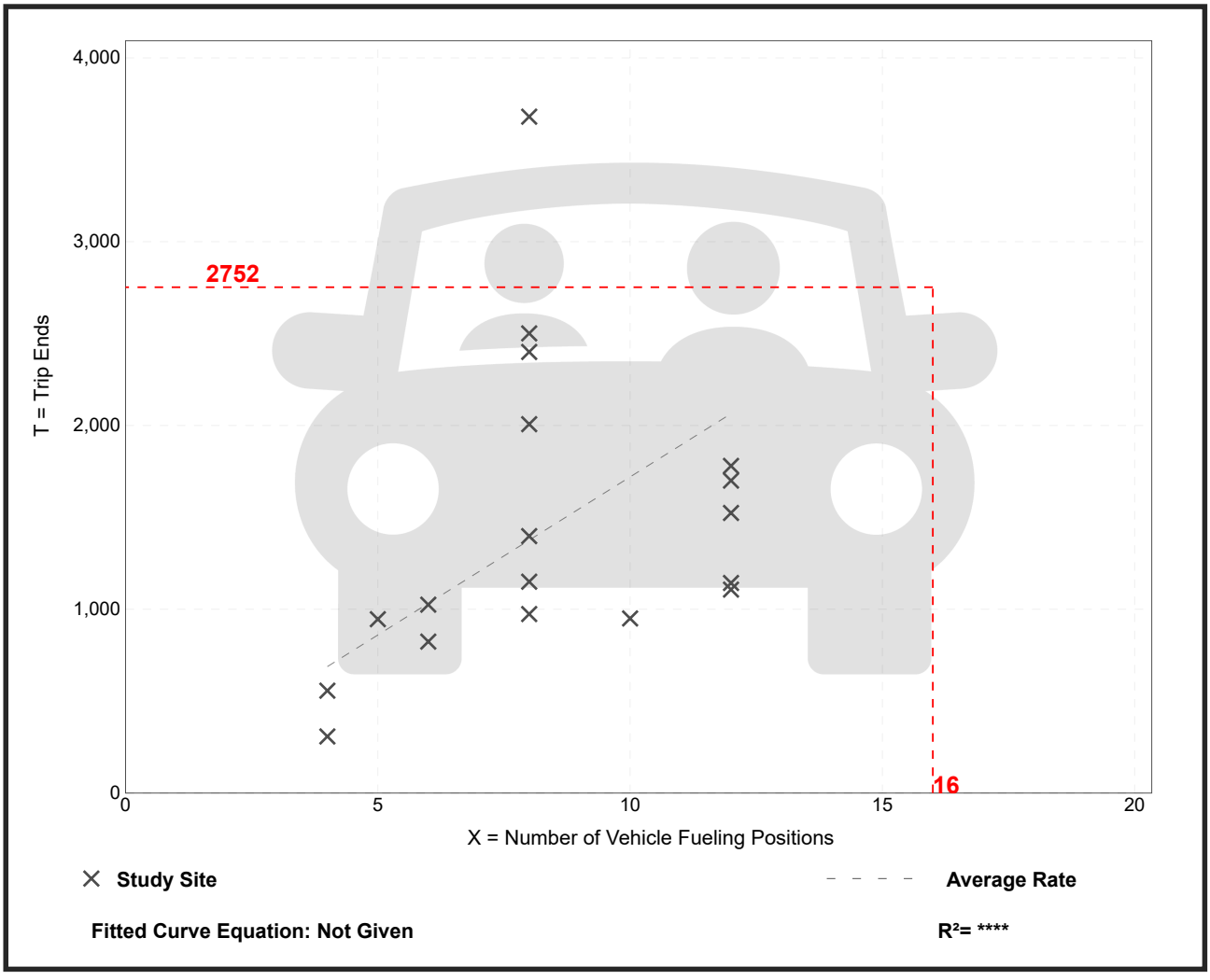
Vehicle Trip Ends vs: **Vehicle Fueling Positions**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 18
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
172.01	77.00 - 460.00	96.45

Data Plot and Equation



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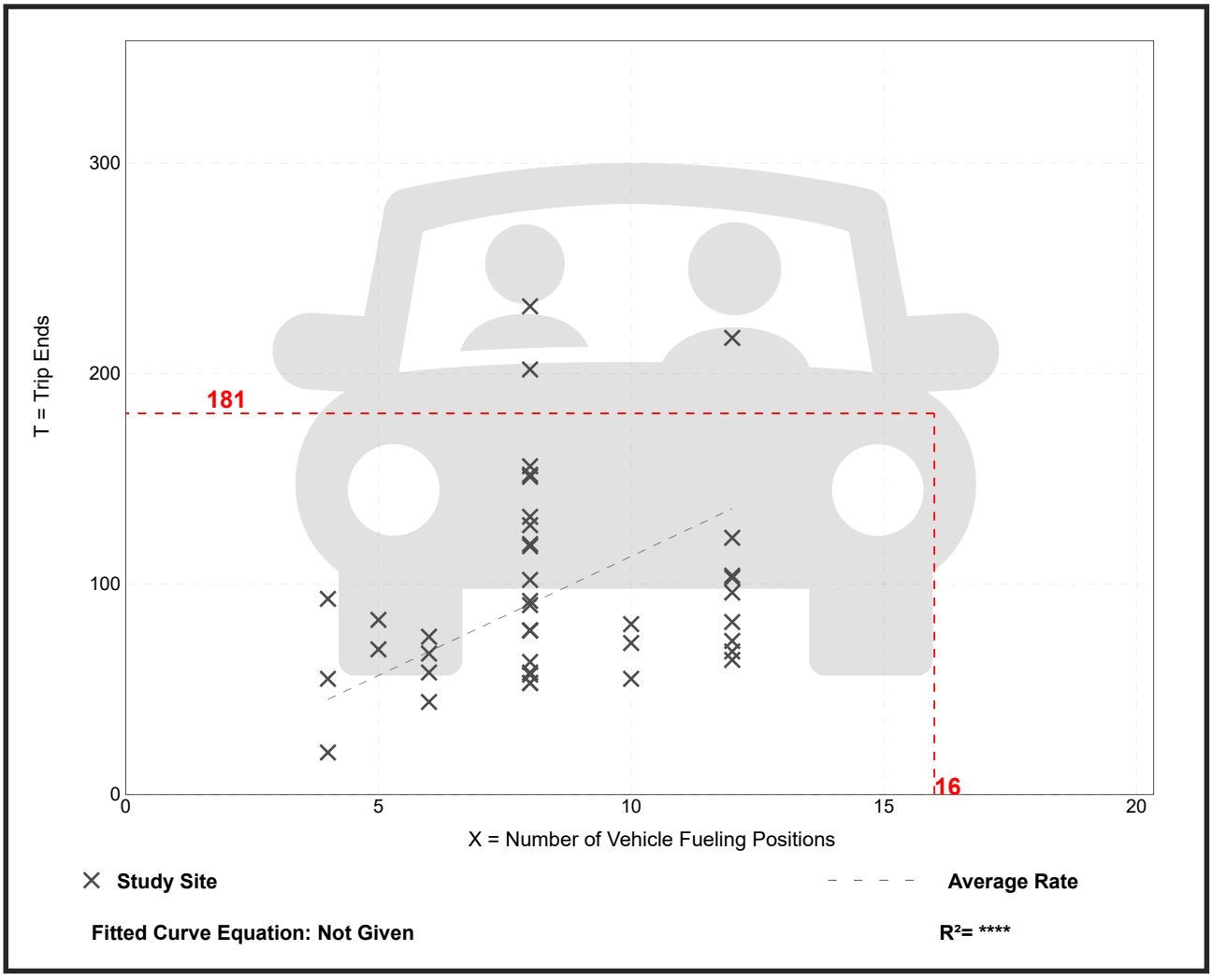
Gasoline/Service Station
(944)

Vehicle Trip Ends vs:	**Vehicle Fueling Positions**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	41
Avg. Num. of Vehicle Fueling Positions:	8
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
11.32	5.00 - 29.00	5.68

Data Plot and Equation



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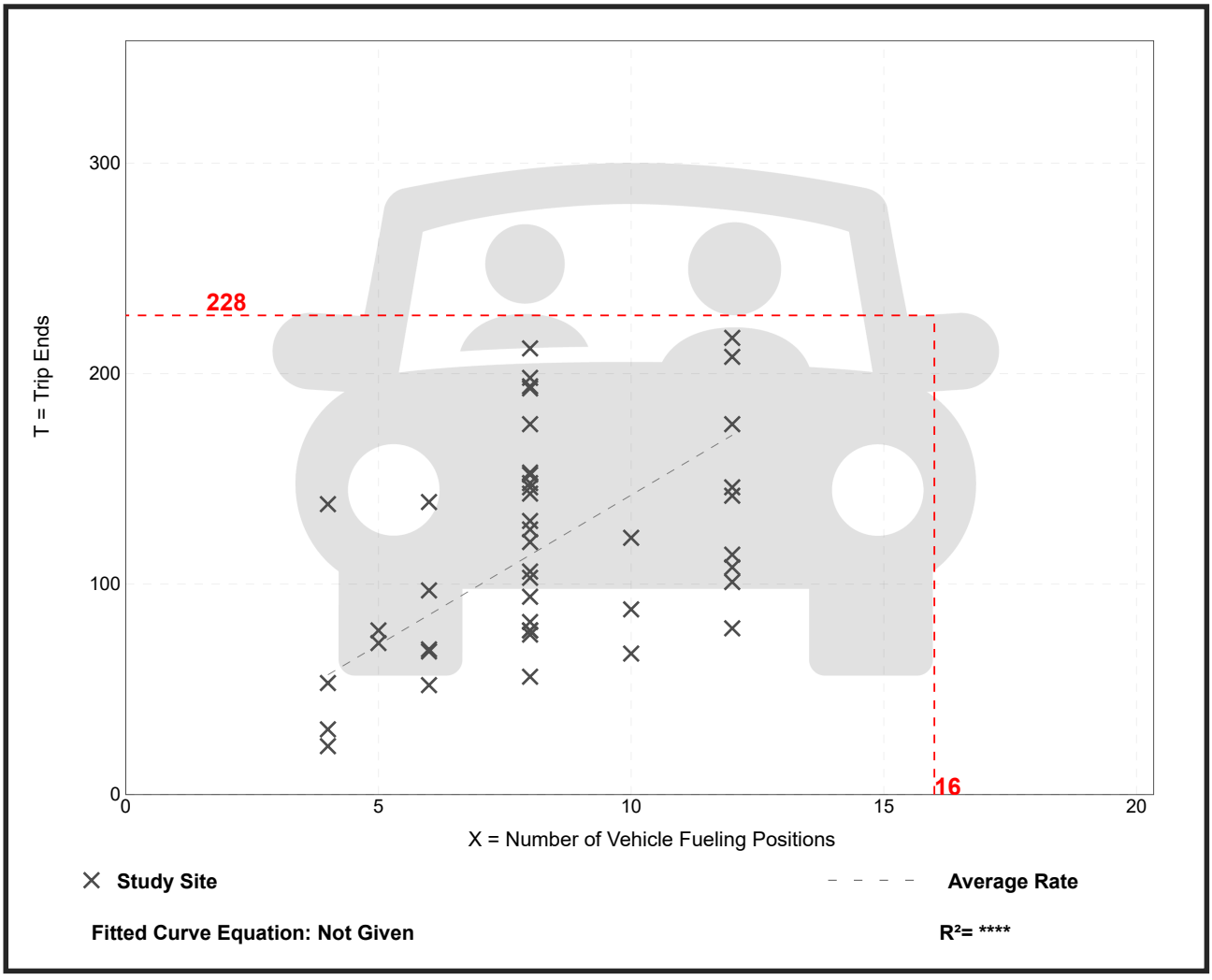
Gasoline/Service Station
(944)

Vehicle Trip Ends vs:	**Vehicle Fueling Positions**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	44
Avg. Num. of Vehicle Fueling Positions:	8
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
14.23	5.75 - 34.50	5.83

Data Plot and Equation



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Project Name:	armlands Commercial and Residential Developme
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.17	242	283	1.16	149	173
Restaurant	1.00	294	294	1.00	273	273
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	38	43	1.09	104	113
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	50		22	0	24	0
Restaurant	85	38		0	11	8
Cinema/Entertainment	0	0	0		0	0
Residential	2	1	23	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		91	68	0	0	0
Retail	0		147	0	1	0
Restaurant	0	23		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	48	59	0		0
Hotel	0	11	18	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	24	259	283	221	0	0
Restaurant	45	249	294	249	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	3	40	43	35	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	97	97	97	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	23	150	173	129	0	0
Restaurant	25	248	273	248	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	24	89	113	82	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	92	92	92	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Farmlands Commercial and Residential Development
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.21	671	812	1.18	698	824
Restaurant	1.41	255	360	1.39	210	292
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.15	115	132	1.21	70	85
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	16		239	33	167	41
Restaurant	9	120		23	36	20
Cinema/Entertainment	0	0	0		0	0
Residential	3	22	8	0		3
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		65	7	0	5	0
Retail	0		104	0	61	0
Restaurant	0	406		0	21	0
Cinema/Entertainment	0	32	11		5	0
Residential	0	50	22	0		0
Hotel	0	16	18	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	142	670	812	554	0	0
Restaurant	112	248	360	176	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	82	50	132	43	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	117	117	117	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	165	659	824	558	0	0
Restaurant	141	151	292	109	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	30	55	85	45	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	119	119	119	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Table B.1 Baseline Weekday AM Peak Period Mode Share and Vehicle Occupancy Examples

Land Use	Location	Area Type[1]	Develop-ment Units[2]	ITE LUC	Inbound								Outbound								Source
					Mode Shares						Vehicle Occ.	Sample Size	Mode Shares						Vehicle Occ.	Sample Size	
					Personal Passenger Vehicle	Truck	Walk	Transit	Bike				Personal Passenger Vehicle	Truck	Walk	Transit	Bike				
Apartments	Falmouth, ME	5	173 DU	220	82	18	0	0	0		1.22	23	98	2	0	0	0		1.10	128	Kevin Hooper Assoc.
Apartments	Mt. Pleasant, SC	6	240 DU	220	92	0	8	0	0		1.02	49	96	0	4	0	0		1.06	126	Iteris, Inc.
Apartments	Oklahoma City, OK	6	360 DU	220	88	12	0	0	0		1.05	39	99	1	0	0	0		1.07	145	Traffic Engr. Consultants
Apartments	Tampa, FL	6	278 DU	220	93	6	0	0	1		1.14	46	95	2	1	0	2		1.14	153	Parsons Brinkerhoff
Apartments	Tampa, FL	6	317 DU	220	90	2	6	2	0		1.23	40	97	1	1	0	1		1.09	158	Parsons Brinkerhoff
Apartments	Tampa, FL	6	689 DU	220	90	4	6	0	0		1.12	73	96	0	3	0	1		1.08	314	Parsons Brinkerhoff
	Simple average				89.2	7.0	3.3	0.3	0.2		1.13		96.8	1.0	1.5	0.0	0.7		1.09		
Motel	College Station, TX	5	133 rooms	320	91	3	3	3	0		1.29	33	96	1	2	1	0		1.32	116	Texas A&M University
Motel	College Station, TX	5	*68 rooms*	320	90	0	10	0	0		1.21	19	95	5	0	0	0		1.25	77	Texas A&M University
Motel	College Station, TX	5	*79 rooms*	320	96	0	4	0	0		1.29	23	99	1	0	0	0		1.20	66	Texas A&M University
	Simple average				92.3	1.0	5.7	1.0	0.0		1.26		96.7	2.3	0.7	0.3	0.0		1.26		
Bowling alley	College Station, TX	5	73,000	437	94.0	3	3	0	0		1.13	71	100	0	0	0	0		1.00	8	TX A&M Transp. Inst.
	Simple average				94.0	3.0	3.0	0.0	0.0		1.13		100.0	0.0	0.0	0.0	0.0		1.00		
Office	Falmouth, ME	6	178,000	710	97	2	0	1	0		1.06	438	90	10	0	0	0		1.06	39	Kevin Hooper Assoc.
	Simple average				97.0	2.0	0.0	1.0	0.0		1.06		90.0	10.0	0.0	0.0	0.0		1.06		
Shopping center[3]	Bryan, TX	5	*110,000*	820	100	0	0	0	0		1.19	179	100	0	0	0	0		1.19	130	TX A&M Transp. Inst.
Shopping center[3]	College Station, TX	5	*116,000*	820	100	0	0	0	0		1.14	233	100	0	0	0	0		1.13	210	TX A&M Transp. Inst.
	Simple average				100.0	0.0	0.0	0.0	0.0		1.17		100.0	0.0	0.0	0.0	0.0		1.16		

[1] Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occupied* development units.

[3] Anchored by large grocery store.

Internal Capture

Table B.2 Baseline Weekday PM Peak Period Mode Share and Vehicle Occupancy Examples

Land Use	Location	Area Type[1]	Development Units[2]	ITE LUC	Inbound								Outbound								Source
					Mode Shares						Vehicle Occ.	Sample Size	Mode Shares						Vehicle Occ.	Sample Size	
					Personal Passenger Vehicle	Truck	Walk	Transit	Bike				Personal Passenger Vehicle	Truck	Walk	Transit	Bike				
Apartments	Falmouth, ME	5	173 DU	220	96	3	1	0	0	1.15	126		96	4	0	0	0	1.14	189	Kevin Hooper Assoc.
Apartments	Mt. Pleasant, SC	6	240 DU	220	93	1	4	1	1	1.15	124		87	1	12	0	0	1.08	68	Iteris, Inc.
Apartments	Oklahoma City, OK	6	360 DU	220	100	0	0	0	0	1.10	186		99	1	0	0	0	1.24	78	Traffic Engr. Consultants
Apartments	Tampa, FL	6	278 DU	220	97	1	1	0	1	1.20	138		97	2	1	0	0	1.30	58	Parsons Brinkerhoff
Apartments	Tampa, FL	6	317 DU	220	98	0	1	0	1	1.14	614		96	0	3	0	1	1.26	96	Parsons Brinkerhoff
Apartments	Tampa, FL	6	689 DU	220	94	1	4	0	1	1.14	317		93	1	5	0	1	1.22	190	Parsons Brinkerhoff
Simple average					96.3	1.0	1.8	0.2	0.7	1.15			94.7	1.5	3.5	0.0	0.3	1.21		
Motel	College Station, TX	5	133 rooms	320	94	2	4	0	0	1.33	67		98	2	0	0	0	1.55	51	Texas A&M University
Motel	College Station, TX	5	*68 rooms*	320	93	7	0	0	0	1.12	28		87	7	7	0	0	1.08	15	Texas A&M University
Motel	College Station, TX	5	*79 rooms*	320	100	0	0	0	0	1.47	44		100	0	0	0	0	1.26	29	Texas A&M University
Simple average					95.7	3.0	1.3	0.0	0.0	1.31			95.0	3.0	2.3	0.0	0.0	1.30		
Bowling alley	College Station, TX	5	73,000	437	100	0	0	0	0	1.27	75		100	0	0	0	0	1.33	27	TX A&M Transp. Inst.
Simple average					100	0	0	0	0	1.27			100	0	0	0	0	1.33		
Office	Falmouth, ME	6	178,000	710	96	4	0	0	0	1.11	47		98	1	1	0	0	1.07	452	Kevin Hooper Assoc.
Simple average					96	4	0	0	0	1.11			98	1	1	0	0	1.07		
Shopping center[3]	Bryan, TX	5	*153,000*	820	100	0	0	0	0	1.19	198		100	0	0	0	0	1.19	229	TX A&M Transp. Inst.
Shopping center[4]	Bryan, TX	5	*110,000*	820	100	0	0	0	0	1.22	666		100	0	0	0	0	1.20	498	TX A&M Transp. Inst.
Shopping center[4]	College Station, TX	5	*116,000*	820	100	0	0	0	0	1.21	362		100	0	0	0	0	1.23	274	TX A&M Transp. Inst.
Shopping center	Mt. Pleasant, SC	5	68,000	820	100	0	0	0	0	1.27	286		100	0	0	0	0	1.16	258	Iteris, Inc.
Shopping center[4]	Falmouth, ME	6	48,800	820	100	0	0	0	0	1.16	665		99	1	0	0	0	1.14	663	Kevin Hooper Assoc.
Simple average					100	0	0	0	0	1.21			99.8	0.2	0	0	0	1.18		
Bank	Prospect, KY	5	2,500	912	100	0	0	0	0	1.11	19		100	0	0	0	0	1.16	21	Jacobs Engr. Group
Simple average					100	0	0	0	0	1.11			100	0	0	0	0	1.16		
Quality restaurant	Oklahoma City, OK	6	5,000	931	100	0	0	0	0	1.62	105		100	0	0	0	0	1.52	54	Traffic Engr. Consultants
High turn restaurant	Mt. Pleasant, SC	6	8,150	932	100	0	0	0	0	1.33	151		97	3	0	0	0	1.34	39	Iteris, Inc.
Drive-thru restaurant	Prospect, KY	5	2,800	934	96	0	4	0	0	1.27	135		96	0	4	0	0	1.30	139	Jacobs Engr. Group
Simple average					98.7	0.0	1.3	0.0	0.0	1.41			97.7	1.0	1.3	0.0	0.0	1.39		

[1] Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occupied* development units.

[3] Anchored by discount store.

[4] Anchored by grocery store comprising major portion of total floor area.

Internal Capture

COUNTY: 26
STATION: 0245
DESCRIPTION: SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)
START DATE: 01/24/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	18	18	18	15	69	3	5	5	7	20	89
0100	8	13	7	10	38	3	4	6	10	23	61
0200	16	5	14	9	44	4	7	6	10	27	71
0300	4	15	17	9	45	23	31	24	24	102	147
0400	14	17	14	9	54	47	64	72	66	249	303
0500	40	30	34	54	158	102	132	136	190	560	718
0600	52	73	107	111	343	266	293	285	375	1219	1562
0700	137	162	186	123	608	398	374	332	305	1409	2017
0800	121	133	150	149	553	282	278	271	204	1035	1588
0900	117	127	140	135	519	216	217	177	187	797	1316
1000	151	158	135	166	610	189	163	175	173	700	1310
1100	153	185	144	200	682	170	188	192	205	755	1437
1200	214	200	212	183	809	179	148	190	207	724	1533
1300	172	184	221	225	802	187	185	198	174	744	1546
1400	212	211	241	225	889	175	165	182	164	686	1575
1500	294	291	301	317	1203	189	170	175	167	701	1904
1600	275	363	322	360	1320	164	176	145	181	666	1986
1700	386	362	378	273	1399	195	215	184	160	754	2153
1800	230	199	195	146	770	165	134	118	100	517	1287
1900	131	136	121	103	491	99	74	55	51	279	770
2000	109	126	88	98	421	35	34	46	49	164	585
2100	98	80	61	63	302	32	28	30	26	116	418
2200	54	39	32	54	179	23	31	11	14	79	258
2300	31	36	17	14	98	14	14	15	8	51	149
24-HOUR TOTALS:					12406					12377	24783

596

775

PEAK VOLUME INFORMATION

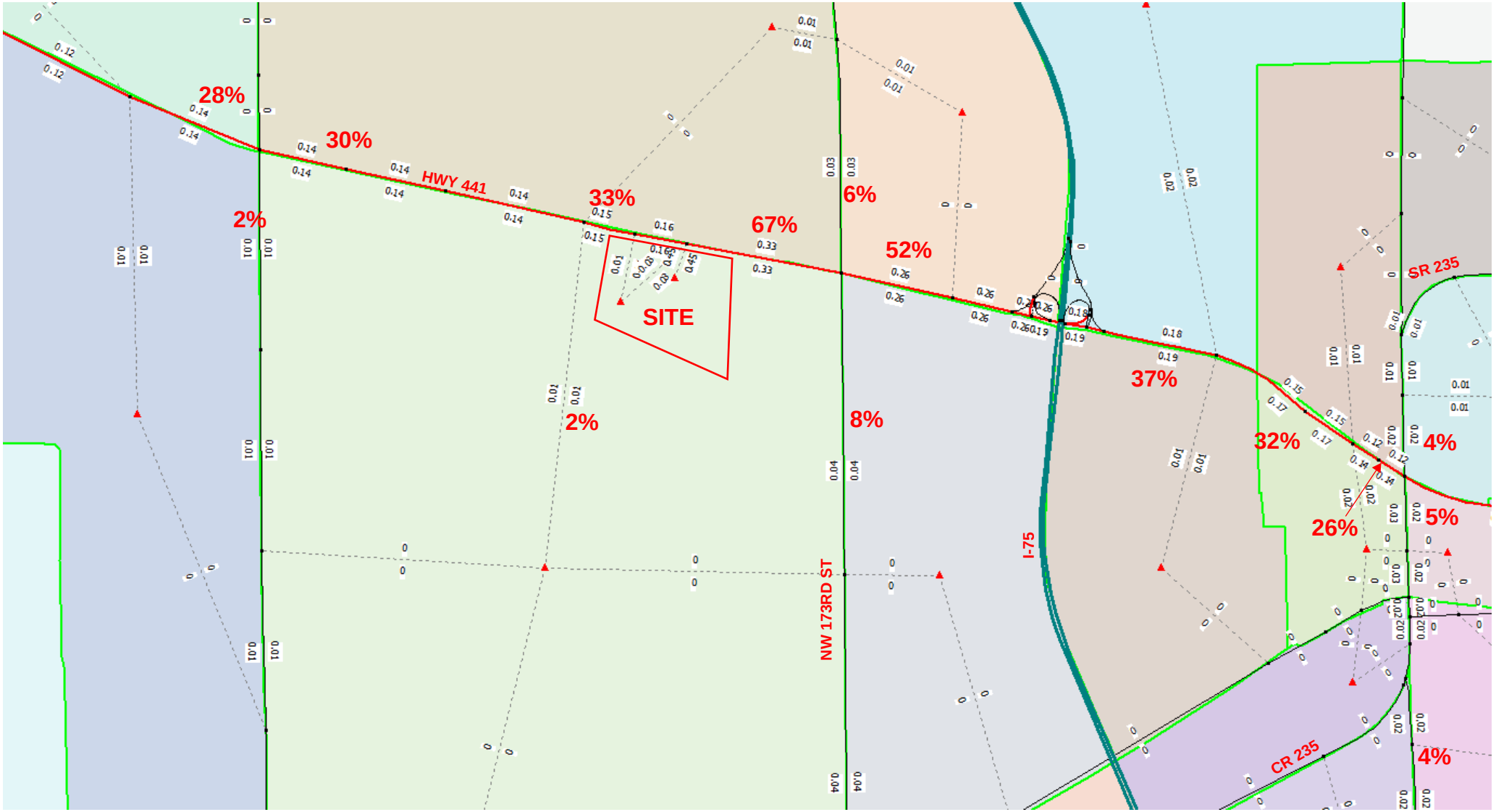
	DIRECTION: N (WB)		DIRECTION: S (EB)		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	608	645	1479	645	2075
P.M.	1645	1486	1245	777	1645	2261
DAILY	1645	1486	645	1479	1645	2261

					TOTAL
A.M.	6:45	596	6:45	1479	2075
		29%		71%	AM DIRECTIONAL DISTRIBUTION
		60		148	10% DIRETIONAL VOLUME USED FOR PASS-BY

GENERATED BY SPS 5.0.0.61

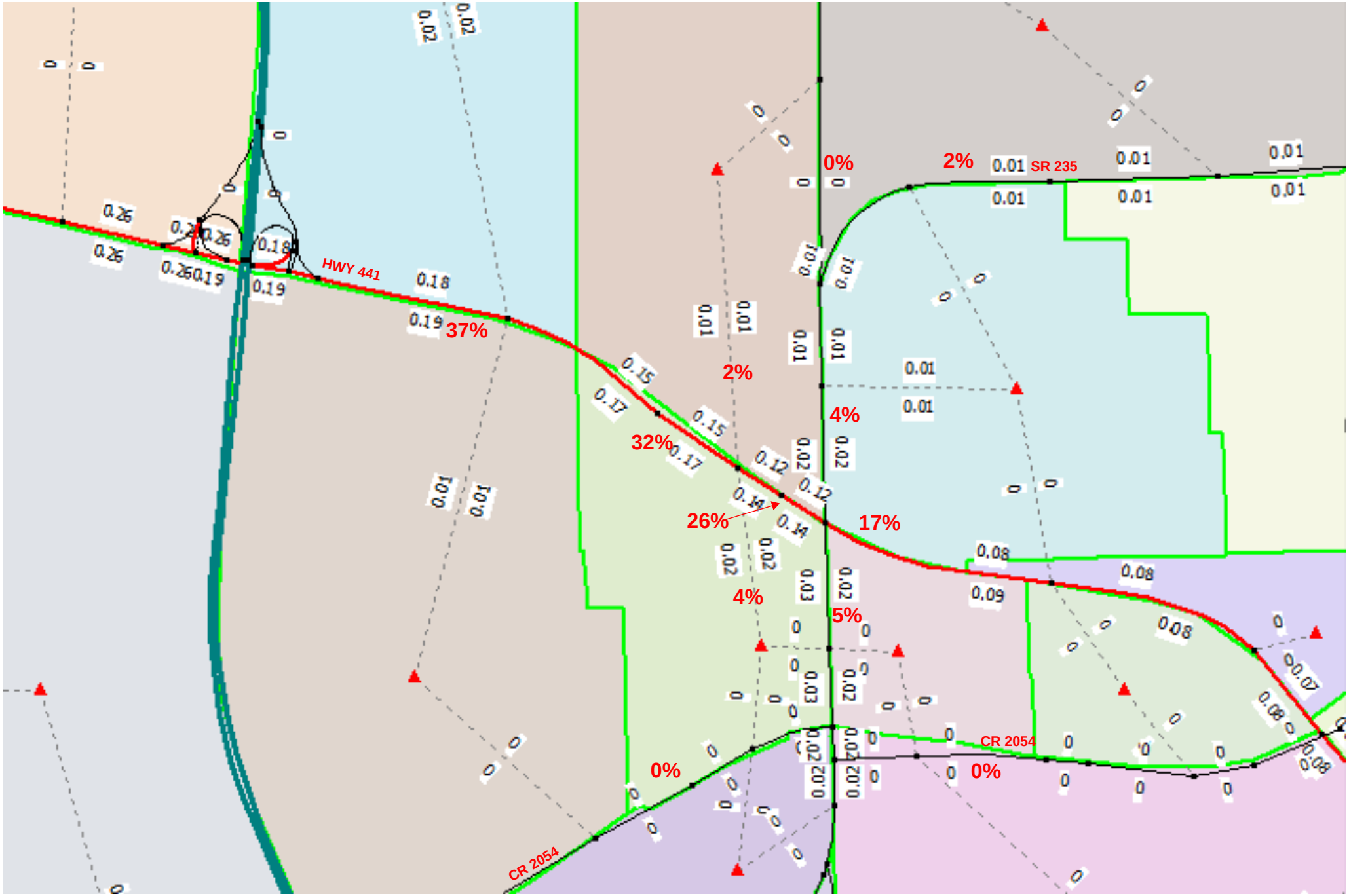
P.M.	16:45	1486	16:45	775	2261
		66%		34%	PM DIRECTIONAL DISTRIBUTION
		149		78	10% DIRETIONAL VOLUME USED FOR PASS-BY

Appendix D
Trip Distribution

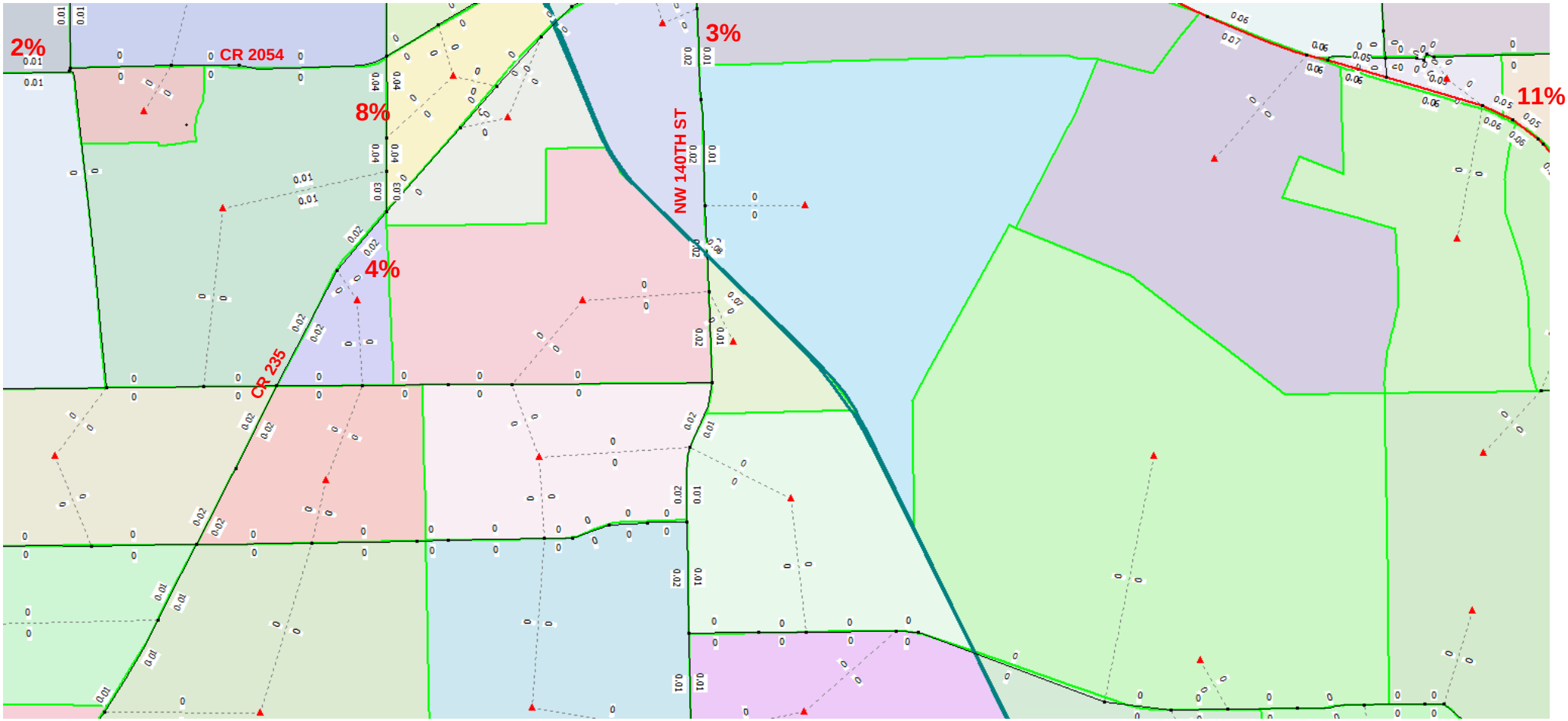


Transportation Demand Model Results for Net New Trip Distribution

Transportation Demand Model Results for Net New Trip Distribution



Transportation Demand Model Results for Net New Trip Distribution



Transportation Demand Model Results for Net New Trip Distribution

COUNTY: 26
STATION: 0245
DESCRIPTION: SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)
START DATE: 01/24/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	18	18	18	15	69	3	5	5	7	20	89
0100	8	13	7	10	38	3	4	6	10	23	61
0200	16	5	14	9	44	4	7	6	10	27	71
0300	4	15	17	9	45	23	31	24	24	102	147
0400	14	17	14	9	54	47	64	72	66	249	303
0500	40	30	34	54	158	102	132	136	190	560	718
0600	52	73	107	111	343	266	293	285	375	1219	1562
0700	137	162	186	123	608	398	374	332	305	1409	2017
0800	121	133	150	149	553	282	278	271	204	1035	1588
0900	117	127	140	135	519	216	217	177	187	797	1316
1000	151	158	135	166	610	189	163	175	173	700	1310
1100	153	185	144	200	682	170	188	192	205	755	1437
1200	214	200	212	183	809	179	148	190	207	724	1533
1300	172	184	221	225	802	187	185	198	174	744	1546
1400	212	211	241	225	889	175	165	182	164	686	1575
1500	294	291	301	317	1203	189	170	175	167	701	1904
1600	275	363	322	360	1320	164	176	145	181	666	1986
1700	386	362	378	273	1399	195	215	184	160	754	2153
1800	230	199	195	146	770	165	134	118	100	517	1287
1900	131	136	121	103	491	99	74	55	51	279	770
2000	109	126	88	98	421	35	34	46	49	164	585
2100	98	80	61	63	302	32	28	30	26	116	418
2200	54	39	32	54	179	23	31	11	14	79	258
2300	31	36	17	14	98	14	14	15	8	51	149
24-HOUR TOTALS:					12406					12377	24783

596

775

PEAK VOLUME INFORMATION

	DIRECTION: N (WB)		DIRECTION: S (EB)		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	608	645	1479	645	2075
P.M.	1645	1486	1245	777	1645	2261
DAILY	1645	1486	645	1479	1645	2261

					TOTAL
A.M.	6:45	596	6:45	1479	2075
		29%		71%	AM DIRECTIONAL DISTRIBUTION
		60		148	10% DIRETIONAL VOLUME
P.M.	16:45	1486	16:45	775	2261
		66%		34%	PM DIRECTIONAL DISTRIBUTION
		149		78	10% DIRETIONAL VOLUME

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FDOT Count Data for Pass-by Trip Distribution

Appendix E
Trip Assignment

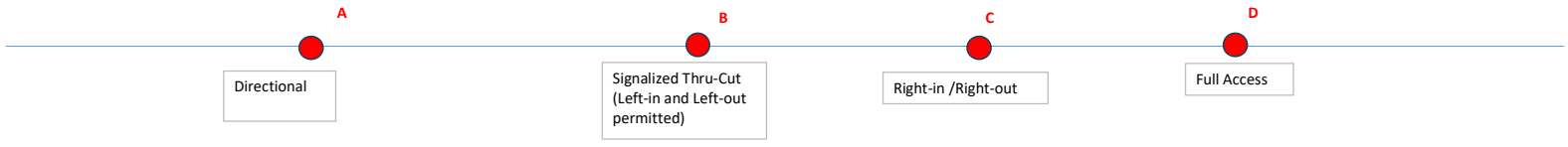
Access Assumptions used for Trip Assignment

Shopping Center (NW corner of property) and all Residential
* 100% eastbound inbound and outbound trips use access A
* 100% westbound inbound trips use Access A
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B
* 50% westbound outbound exit at Access B

Gas Station
* 100% eastbound inbound trips use Access A
* 100% eastbound outbound trips use Access B
* 100% westbound inbound and outbound trips use Access B

Shopping Center (Main),
* 50% eastbound inbound trips use Access B, 25% use Access C, 25% use Access D
* 1/3 eastbound outbound trips use Access B, 1/3 use Access C, 1/3 use Access D
* 50% westbound inbound trips use Access B, 50% use Access D
* 75% westbound outbound trips use Access B, 25% use Access D

All Restaurants, and Coffee Shop
* 1/3 eastbound inbound trips use Access B, 1/3 use Access C, 1/3 use Access D
* 1/3 eastbound outbound trips use Access B, 1/3 use Access C, 1/3 use Access D
* 50% westbound inbound trips use Access B, 50% use Access D
* 1/3 westbound outbound trips use Access B, 1/3 exit at Access C followed by U-turn at D, 1/3 exit at Access D



Pass-by Trip Assignment (Trip Distribution based on Directional Distribution of HWY 441)

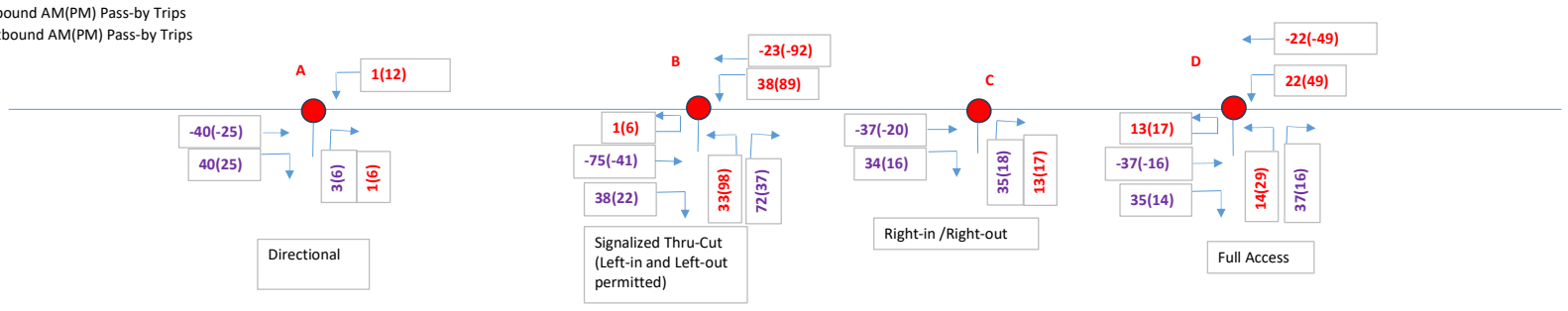
AM Eastbound	71%
AM Westbound	29%
PM Eastbound	34%
PM Westbound	66%

		AM Peak Trips			PM Peak Trips		
		Total	In	Out	Total	In	Out
Shopping Center (NW corner of property)	Eastbound Total	6	3	3	12	6	6
	Westbound Total	2	1	1	24	12	12
* 100% eastbound inbound and outbound trips use access A	Eastbound		3	3		6	6
* 100% westbound inbound trips use Access A	Westbound		1			12	
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B	Westbound			1			6
* 50% westbound outbound exit at Access B	Westbound			0			6
Gas Station	Eastbound Total	74	37	37	38	19	19
	Westbound Total	30	15	15	76	38	38
* 100% eastbound inbound trips use Access A	Eastbound		37			19	
* 100% eastbound outbound trips use Access B	Eastbound			37			19
* 100% westbound inbound and outbound trips use Access B	Westbound		15	15		38	38
Shopping Center (Main)	Eastbound Total	26	13	13	52	26	26
	Westbound Total	12	6	6	98	49	49
* 50% eastbound inbound trips use Access B	Eastbound		7			13	
* 25% eastbound inbound trips use Access C	Eastbound		3			7	
* 25% eastbound inbound trips use Access D	Eastbound		3			6	
* 1/3 eastbound outbound trips use Access B	Eastbound			4			9
* 1/3 eastbound outbound trips use Access C	Eastbound			4			9
* 1/3 eastbound outbound trips use Access D	Eastbound			5			8
* 50% westbound inbound trips use Access B	Westbound		3			25	
* 50% westbound inbound trips use Access D	Westbound		3			24	
* 75% westbound outbound trips use Access B	Westbound			5			37
* 25% westbound outbound trips use Access D	Westbound			1			12
All Restaurants, and Coffee Shop							
	Eastbound Total	188	94	94	52	26	26
	Westbound Total	78	39	39	102	51	51
* 1/3 eastbound inbound trips use Access B	Eastbound		31			9	
* 1/3 eastbound inbound trips use Access C	Eastbound		31			9	
* 1/3 eastbound inbound trips use Access D	Eastbound		32			8	
* 1/3 eastbound outbound trips use Access B	Eastbound			31			9
* 1/3 eastbound outbound trips use Access C	Eastbound			31			9
* 1/3 eastbound outbound trips use Access D	Eastbound			32			8
* 50% westbound inbound trips use Access B	westbound		20			26	
* 50% westbound inbound trips use Access D	westbound		19			25	
* 1/3 westbound outbound trips use Access B	westbound			13			17
* 1/3 westbound outbound trips exit at Access C followed by U-turn at D	westbound			13			17
* 1/3 westbound outbound trips exit at Access D	westbound			13			17
Check		208	208		227		227

Total Pass-by Trips at Each Access Point

	AM Peak Trips			PM Peak Trips		
	Total	In	Out	Total	In	Out
Access A						
Eastbound		40	3		25	6
Westbound		1	1		12	6
Access B						
Eastbound		38	72		22	37
Westbound		38	33		89	98
EB U-turn			1			6
Access C						
Eastbound		34	35		16	18
Westbound		0	13		0	17
Access D						
Eastbound		35	37		14	16
Westbound		22	14		49	29
EB U-turn			13			17
Check						
Eastbound		147	147		77	77
Westbound		61	61		150	150
Total		208	208		227	227

Pass-by Trips Diagram
##(##) = Eastbound AM(PM) Pass-by Trips
##(##) = Westbound AM(PM) Pass-by Trips



Check

AM Eastbound Inbound	147	AM Westbound Inbound	61
AM Eastbound Outbound	147	AM Westbound Outbound	61
PM Eastbound Inbound	77	PM Westbound Inbound	150
PM Eastbound Outbound	77	PM Westbound Outbound	150

Non-pass-by trip assignment - based on demand model

Entering Eastbound / Exiting Westbound	33%
Entering Westbound / Exting Eastbound	67%

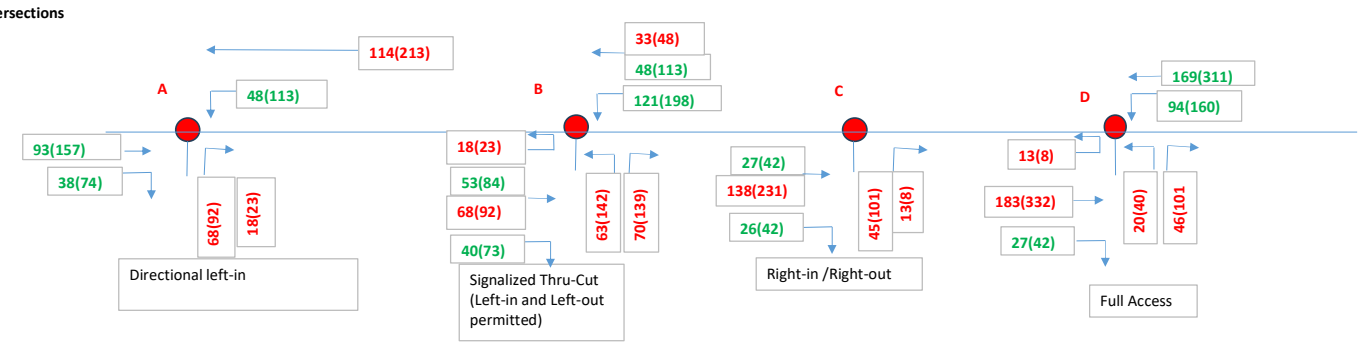
		AM Peak Trips			PM Peak Trips		
		Total	In	Out	Total	In	Out
Shopping Center (NW corner of property)	Eastbound Total	26	13	13	88	29	59
	Westbound Total	32	25	7	88	59	29
* 100% eastbound inbound and outbound trips use access A	Eastbound		13	13		29	59
* 100% westbound inbound trips use Access A	Westbound		25			59	
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B	Westbound			4			15
* 50% westbound outbound exit at Access B	Westbound			3			14
Gas Station	Eastbound Total	38	13	25	57	19	38
	Westbound Total	39	26	13	57	38	19
* 100% eastbound inbound trips use Access A	Eastbound		13			19	
* 100% eastbound outbound trips use Access B	Eastbound			25			38
* 100% westbound inbound and outbound trips use Access B	Westbound		26	13		38	19
Shopping Center (Main)	Eastbound Total	111	53	58	376	123	253
	Westbound Total	135	107	28	374	250	124
* 50% eastbound inbound trips use Access B	Eastbound		27			62	
* 25% eastbound inbound trips use Access C	Eastbound		13			31	
* 25% eastbound inbound trips use Access D	Eastbound		13			30	
* 1/3 eastbound outbound trips use Access B	Eastbound			19			84
* 1/3 eastbound outbound trips use Access C	Eastbound			19			84
* 1/3 eastbound outbound trips use Access D	Eastbound			20			85
* 50% westbound inbound trips use Access B	Westbound		54			125	
* 50% westbound inbound trips use Access D	Westbound		53			125	
* 75% westbound outbound trips use Access B	Westbound			21			93
* 25% westbound outbound trips use Access D	Westbound			7			31
All Restaurants and Auto Shop							
	Eastbound Total	118	40	78	84	34	50
	Westbound Total	121	82	39	95	70	25
* 1/3 eastbound inbound trips use Access B	Eastbound		13			11	
* 1/3 eastbound inbound trips use Access C	Eastbound		13			11	
* 1/3 eastbound inbound trips use Access D	Eastbound		14			12	
* 1/3 eastbound outbound trips use Access B	Eastbound			26			17
* 1/3 eastbound outbound trips use Access C	Eastbound			26			17
* 1/3 eastbound outbound trips use Access D	Eastbound			26			16
* 50% westbound inbound trips use Access B	westbound		41			35	
* 50% westbound inbound trips use Access D	westbound		41			35	
* 1/3 westbound outbound trips use Access B	westbound			13			8
* 1/3 westbound outbound trips exit at Access C followed by U-turn at D	westbound			13			8
* 1/3 westbound outbound trips exit at Access D	westbound			13			9
Residential							
	Eastbound Total	67	12	55	59	26	33
	Westbound Total	50	23	27	70	54	16
* 100% eastbound inbound and outbound trips use access A	Eastbound		12	55		26	33
* 100% westbound inbound trips use Access A	Westbound		23			54	
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B	Westbound			14			8
* 50% westbound outbound exit at Access B	Westbound			13			8
	Check		394	343		702	646

Total Pass-by Trips at Each Access Point

	AM Peak Trips			PM Peak Trips		
	Total	In	Out	Total	In	Out
Access A						
Eastbound		38	68		74	92
Westbound		48	18		113	23
Access B						
Eastbound		40	70		73	139
Westbound		121	63		198	142
EB U-turn			18			23
Access C						
Eastbound		26	45		42	101
Westbound		0	13		0	8
Access D						
Eastbound		27	46		42	101
Westbound		94	20		160	40
EB U-turn			13			8
	check	394	343		702	646

Non-pass-by Trips Diagram at Access Intersections

##(##) = AM(PM) Inbound Trips
##(##) = AM(PM) Outbound Trips

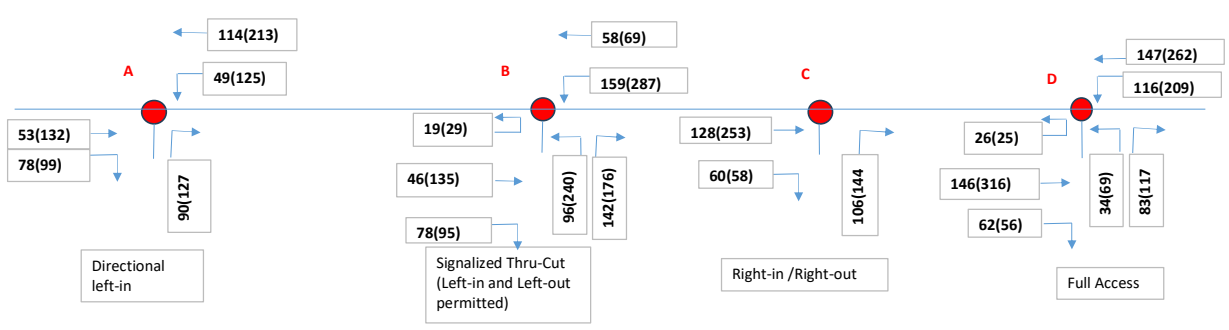


Check

AM Inbound (at access points)	394 AM Outbound (at access points)	343
AM Inbound (external)	394 AM Outbound (external)	343
PM Inbound (at access points)	702 PM Outbound (at access points)	646
PM Inbound (external)	702 PM Outbound (external)	646

Combined Trips Diagram at Access Intersections

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



Check

AM Inbound (at access points)	602 AM Outbound (at access points)	551 << Gross trips with IC trips removed
AM Inbound (external)	394 AM Outbound (external)	343 << Net new (non-pass-by) trips
PM Inbound (at access points)	929 PM Outbound (at access points)	873 << Gross trips with IC trips removed
PM Inbound (external)	702 PM Outbound (external)	646 << Net new (non-pass-by) trips

Net new (non-pass-by) external project trips (full buildout)

	Alachua ID		Percent Distribution	Daily Trips	AM Peak Trips			PM Peak Trips		
				Total	Total	In	Out	Total	In	Out
Total Net New (Non-pass-by) Project Trips	**N/A**		**100%**	**16,476**	**737**	**394**	**343**	**1348**	**702**	**646**
I-75 North of HWY 441	32, 1		1%	165	7	4	3	13	7	6
I-75 South of HWY 441	31, 2		13%	2,142	96	51	45	175	91	84
HWY 441 east of CR 25A	4127, 3		11%	1,812	81	43	38	148	77	71
HWY 441 east of CR 235	106, 4		17%	2,801	125	67	58	229	119	110
HWY 441 east of I-75	107, 5		37%	6,096	273	146	127	499	260	239
HWY 441 east of CR 235A	4107, 6		52%	8,568	383	205	178	701	365	336
HWY 441 east of project site	14, 7		67%	11,039	494	264	230	903	470	433
SR 235 south of HWY 441	108, 8		5%	824	37	20	17	67	35	32
SR 235 north of HWY 441	109, 9		4%	659	30	16	14	54	28	26
SR 235 east of NW 140th St	4109/1439, 10		2%	330	15	8	7	27	14	13
CR 235 west of CR 235A	11		4%	659	30	16	14	54	28	26
CR 241 north of CR 235	12		0%	0	0	0	0	0	0	0
CR 241 south of CR 235	13		4%	659	30	16	14	54	28	26
CR 2054 west of NW 202nd St	14		2%	330	15	8	7	27	14	13
CR 2054 east of SR 235	15		0%	0	0	0	0	0	0	0
CR 235A north of HWY 441	16		6%	989	45	24	21	81	42	39
CR 235A south of HWY 441	17		8%	1,318	59	32	27	108	56	52

Proposed Verse Existing Future Land Use Map Changes - Trip Generation

Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Existing Land Uses										
Single-Family Detached Housing	210	DUs	97.0	1,048	71	19	52	94	58	36
Shopping Center - Total	820	KSF	152.460	5,548	226	140	86	698	342	356
Total Gross Entitlement Trips				6,596	297	159	138	792	400	392
Proposed Land Uses										
Single-Family Detached Housing	210	DUs	25.0	467	22	6	16	27	17	10
Shopping Center - Total	820	KSF	298.503	10,863	315	195	120	1,087	533	554
Total Gross Entitlement Trips				11,330	337	201	136	1114	550	564
Net Change				**4,734**	**40**	**42**	**-2**	**322**	**150**	**172**

Proposed Verse Existing Zoning Map Changes - Trip Generation

Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Existing Land Uses										
Single-Family Detached Housing	210	DUs	686.0	5,801	465	126	339	566	351	215
Shopping Center - Total	820	KSF	597.861	21,756	498	309	189	1,719	842	877
Total Gross Entitlement Trips				27,557	963	435	528	2285	1193	1092
Proposed Land Uses										
Single-Family Detached Housing	210	DUs	203.0	1,904	142	38	104	185	115	70
Shopping Center - Total	820	KSF	450.000	16,376	407	252	155	1,425	698	727
Total Gross Entitlement Trips				18,280	549	290	259	1610	813	797
Net Change				**-9,277**	**-414**	**-145**	**-269**	**-675**	**-380**	**-295**

Land Use Map and Zoning Net Change (Gross Project Trips)

	Alachua Segment ID		Percent Distribution	FLU Net Change Daily Trips	FLU Net Change PM Peak HR Trips	Zoning Net Change Daily Trips	Zoning Net Change PM Peak HR Trips
Total Net New (Non-pass-by) Project Trips	**N/A**		**100%**	**4,734**	**322**	**-9,277**	**-675**
I-75 North of HWY 441	32, 1		1%	47	3	-93	-7
I-75 South of HWY 441	31, 2		13%	615	42	-1,206	-88
HWY 441 east of CR 25A	4127, 3		11%	521	35	-1,020	-74
HWY 441 east of CR 235	106, 4		17%	805	55	-1,577	-115
HWY 441 east of I-75	107, 5		37%	1,752	119	-3,432	-250
HWY 441 east of CR 235A	4107, 6		52%	2,462	167	-4,824	-351
HWY 441 east of project site	14, 7		67%	3,172	216	-6,216	-452
SR 235 south of HWY 441	108, 8		5%	237	16	-464	-34
SR 235 north of HWY 441	109, 9		4%	189	13	-371	-27
SR 235 east of NW 140th St	4109/1439, 10		2%	95	6	-186	-14
CR 235 west of CR 235A	11		4%	189	13	-371	-27
CR 241 north of CR 235	12		0%	0	0	0	0
CR 241 south of CR 235	13		4%	189	13	-371	-27
CR 2054 west of NW 202nd St	14		2%	95	6	-186	-14
CR 2054 east of SR 235	15		0%	0	0	0	0
CR 235A north of HWY 441	16		6%	284	19	-557	-41
CR 235A south of HWY 441	17		8%	379	26	-742	-54

Appendix F
Development Monitoring Report

Table 2-a. Traffic Impacts - Final Development Orders

Roadway Segment*	Segment Description	AADT/Peak Hour	Comp Plan MSV[1]	Existing Demand[2,3]	Reserved Capacity[4]	Available Capacity**	Percentage of Capacity Utilized
Interstate - Minimum Level of Service: C							
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	47,000	87	44,513	51.41%
		Peak Hour	8,250	3,898	13	4,339	47.41%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	73,000	131	18,469	79.84%
		Peak Hour	8,250	4,760	19	3,471	57.93%
State Roads - Minimum Level of Service: D							
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	21,000	1,325	20,675	51.92%
		Peak Hour	3,870	2,002	212	1,656	57.21%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	17,700	2,483	25,517	44.16%
		Peak Hour	4,110	1,559	327	2,224	45.89%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	26,500	2,486	10,014	74.32%
		Peak Hour	3,510	2,239	230	1,041	70.34%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	34,000	4,645	355	99.09%
		Peak Hour	3,510	2,819	447	244	93.05%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	25,000	4,431	13,569	68.44%
		Peak Hour	3,870	2,241	419	1,210	68.73%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	11,000	0	3,400	76.39%
		Peak Hour	1,290	830	0	460	64.34%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	9,400	316	4,684	67.47%
		Peak Hour	1,290	675	38	577	55.27%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,100	0	9,300	35.42%
		Peak Hour	1,290	471	0	819	36.51%
County Facilities - Minimum Level of Service: D							
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	8,307	985	5,828	61.46%
		Peak Hour	1,359	622	100	637	53.13%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	3,300	356	11,464	24.18%
		Peak Hour	1,359	343	35	981	27.81%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,618	1,714	12,548	39.90%
		Peak Hour	1,881	418	136	1,327	29.45%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,450	1,417	11,253	25.58%
		Peak Hour	1,359	129	146	1,084	20.24%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,211	450	11,459	24.21%
		Peak Hour	1,359	286	64	1,009	25.75%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	2,080	1,471	11,569	23.49%
		Peak Hour	1,359	185	144	1,030	24.21%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	6,048	4,373	4,699	68.92%
		Peak Hour	1,359	536	447	376	72.33%

*(FDOT Road Segment #, COA Comprehensive Plan #).

** *Formula: Comp Plan MSV - (Existing Demand + Reserved Capacity)*.

Sources:

1. *AADT & Peak Hour Maximum Service Volumes (MSVs) calculated using LOSPLAN 2012. County facilities reflect a 10 percent reduction in the MSVs calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT/Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
2. *Florida Department of Transportation. (2025). 2024 Count Data. Accessed via Florida Traffic Online April 2025.*
3. *County facility AADT counts provided by Alachua County Public Works, April 2025.*
4. *Table 8.*

Note: Reserved capacity is automatically updated from Table 8.; reserved capacity is subject to change. Level of service is monitored for PM Peak Hour; AADT provided for informational purposes only.

Table 2-b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment*	Segment Description	AADT/Peak Hour	Comp Plan MSV[1]	Existing Demand[2,3]	Projected & Reserved Capacity[4]	Available Capacity**	Percentage of Capacity Utilized
Interstate - Minimum Level of Service: C							
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	47,000	87	44,513	51.41%
		Peak Hour	8,250	3,898	13	4,339	47.41%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	73,000	131	18,469	79.84%
		Peak Hour	8,250	4,760	19	3,471	57.93%
State Roads - Minimum Level of Service: D							
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	21,000	1,325	20,675	51.92%
		Peak Hour	3,870	2,002	212	1,656	57.21%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	17,700	2,483	25,517	44.16%
		Peak Hour	4,110	1,559	327	2,224	45.89%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	26,500	4,359	8,141	79.13%
		Peak Hour	3,510	2,239	420	851	75.75%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	34,000	7,767	(2,767)	107.09%
		Peak Hour	3,510	2,819	763	(72)	102.05%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	25,000	4,743	13,257	69.17%
		Peak Hour	3,870	2,241	451	1,178	69.56%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	11,000	0	3,400	76.39%
		Peak Hour	1,290	830	0	460	64.34%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	9,400	316	4,684	67.47%
		Peak Hour	1,290	675	38	577	55.27%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,100	0	9,300	35.42%
		Peak Hour	1,290	471	0	819	36.51%
County Facilities - Minimum Level of Service: D							
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	8,307	985	5,828	61.46%
		Peak Hour	1,359	622	100	637	53.13%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	3,300	356	11,464	24.18%
		Peak Hour	1,359	343	35	981	27.81%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,618	2,338	11,924	42.89%
		Peak Hour	1,881	418	199	1,264	32.80%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,450	1,417	11,253	25.58%
		Peak Hour	1,359	129	146	1,084	20.24%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,211	450	11,459	24.21%
		Peak Hour	1,359	286	64	1,009	25.75%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	2,080	2,720	10,320	31.75%
		Peak Hour	1,359	185	270	904	33.48%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	6,048	5,934	3,138	79.25%
		Peak Hour	1,359	536	605	218	83.96%

*(FDOT Road Segment #, COA Comprehensive Plan #).

** *Formula: Comp Plan MSV - (Existing Demand + Projected & Reserved Capacity)*.

Sources:

1. *AADT & Peak Hour Maximum Service Volumes (MSVs) calculated using LOSPLAN 2012. County facilities reflect a 10 percent reduction in the MSVs calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT/Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
2. *Florida Department of Transportation. (2025). 2024 Count Data. Accessed via Florida Traffic Online April 2025.*
3. *County facility AADT counts provided by Alachua County Public Works, April 2025.*
4. *Table 8.*

Note: Reserved capacity is automatically updated from Table 8.; reserved capacity is subject to change. Level of service is monitored for PM Peak Hour; AADT provided for informational purposes only.

Table 8. Traffic Impacts by Segment

PZE Process	Project Name	Segment 1 I-75 North City Limit to US 441		Segment 2 I-75 US 441 to South City Limit		Segment 3 US 441 MPO Boundary to CR 25A East Intersection		Segment 4 US 441 CR 25A East Intersection to SR 235		Segment 5 US 441 SR 235 to I-75		Segment 6 US 441 I-75 to CR 235A		Segment 7 US 441 CR 235A to NW 188th Street		Segment 8 SR 235 NW 143rd Place to US 441		Segment 9 SR 235 US 441 to NW 140th Street		Segment 10 SR 235 NW 140th Street to East City Limit		Segment 11 CR 235 NW 143rd Place to South City Limit		Segment 12 CR 241 NW SR 235 to North City Limit		Segment 13 CR 241 CR 235 to South City Limit		Segment 14 CR2054 SR 235 to West City Limit		Segment 15 CR2054 SR 235 to US 441		Segment 16 CR 235A US 441 to North City Limit		Segment 17 CR 235A US 441 to CR 235	
		AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
TOTALS																																			
Preliminary Development Orders Total		0	0	0	0	0	0	0	0	1873	190	3122	316	312	32	0	0	0	0	0	0	0	0	0	0	624	63	0	0	0	0	1249	126	1561	158
Final Development Orders Total		87	13	131	19	1325	212	2483	327	2486	230	4645	447	4431	419	0	0	316	38	0	0	985	100	356	35	1714	136	1417	146	450	64	1471	144	4373	447
All Development Orders Total		87	13	131	19	1325	212	2483	327	4359	420	7767	763	4743	451	0	0	316	38	0	0	985	100	356	35	2338	199	1417	146	450	64	2720	270	5934	605
Certificates of Level of Service Standard (Preliminary Development Orders) - NO CAPACITY RESERVED																																			
PR24-0005	Westside Commons Rezoning	0	0	0	0	0	0	0	0	1,873	190	3,122	316	312	32	0	0	0	0	0	0	0	0	0	0	624	63	0	0	0	0	1,249	126	1,561	158
Certificates of Concurrency Compliance (Final Development Orders) - CAPACITY RESERVED																																			
PSP23-0012	Arbours at Merrillwood SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP21-0010	Momentum Labs SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	765	43	0	0	0	0	0	0	0	0
PSP22-0003	Pickert Flex Space SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64	29	0	0	0	0
PSP22-0015	Mi Apa SP	0	0	0	0	0	0	0	0	741	49	0	0	0	0	0	0	185	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0001	Wal-Mart DC #7035 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP22-0007	Motory SP	0	0	0	0	0	0	613	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0003	Tower Hill Headquarters SP	87	13	131	19	0	0	0	0	244	35	419	61	262	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	4	35	5
PSP22-0021	Main Street Urgent Care SP	0	0	0	0	0	0	0	0	0	0	0	0	109	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0004	Lane Enterprises SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	393	129
PSP22-0020	Wawa SP	0	0	0	0	0	0	0	0	0	0	1,190	108	1,116	101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	297	27	372	34
PSP23-0005	Convergence Research Park Residential Phase 2 Final P	0	0	0	0	0	0	518	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	519	51	0	0	0	0	0	0	0	0
PSP23-0009	Tomoka Fire Station SP	0	0	0	0	0	0	0	0	0	0	23	3	14	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1	45	6
PPP23-0002	Farmlands Final PD Plan	0	0	0	0	0	0	0	0	855	86	1,317	132	1,548	155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	323	32	0	0	0	0
PSP23-0010	G&C Foods Distribution Center SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	561	32
PSP23-0016	Kirkland Farms Phase 1 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	661	66	0	0	0	0	0	0
PSP24-0001	Unique Caring Opportunities SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	131	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0017	Ben E. Keith SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,414	186
PSP23-0011	Pleasant Solar SEP & SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0
PSP23-0014	Firestone SP	0	0	0	0	0	0	0	0	0	0	69	13	138	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NO APP #	Tara Baywood Phase 2 Final Plat	0	0	0	0	0	0	0	0	386	33	0	0	0	0	0	0	0	0	0	0	0	0	96	8	0	0	0	0	0	0	0	0	0	0
NO APP #	Tara Forest East Phase 2 Final Plat	0	0	0	0	0	0	0	0	260	27	0	0	0	0	0	0	0	0	0	0	0	0	260	27	0	0	0	0	0	0	0	0	0	0
PSP24-0005	Briarwood Phase 4 Final Plat	0	0	0	0	0	0	0	0	0	0	687	68	69	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,084	108	0	0
PSP24-0003	Patel Fuel & Retail SP	0	0	0	0	1,244	204	1,244	204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0008	Rizzzo Self Storage Site Plan	0	0	0	0	81	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP24-0014	Tomoka Hills Golf Facility Site Plan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP24-0007	Fletcher Trace Phase 1 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	302	32	0	0	0	0	0	0	0	0	151	16
PSP24-0008	Fletcher Trace Phase 2 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	334	31	0	0	0	0	0	0	0	0	167	16
PSP24-0009	Fletcher Trace Phase 3 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	349	37	0	0	0	0	0	0	0	0	175	19
PSP25-0004	Chick-fil-A Site Plan	0	0	0	0	0	0	0	0	0	0	940	62	1,175	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	59	4	59	4
PSP25-0005	Evergen Site Plan	0	0	0	0	0	0	63	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	3	0	0	0	0
PSP24-0010	Convergence Research Park Residential Phase 3 Final P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	430	42	0	0	0	0	0	0	0	0
PSP25-0003	Royal Elements	0	0	0	0	0	0	45	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP25-0002	Kirkland Farms Phase 2 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	755	80	0	0	0	0	0	0

Sources:

1. *City of Alachua Development Orders & Staff Reports .*

2. *Table 1.*

NOTE: Table does not automatically update. Trips must be manually added to appropriate segments.

Project trips from Farmlands Final PD Plan removed from reserved trips for the roadway segment LOS analysis.

GSE Engineering & Consulting, Inc.

April 1, 2026

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

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

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

Background Information

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

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

Data Review

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

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

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
352-377-3233 Phone ◆ 352-377-0335 Fax
www.gseengineering.com

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

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

Technical Analysis

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

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

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

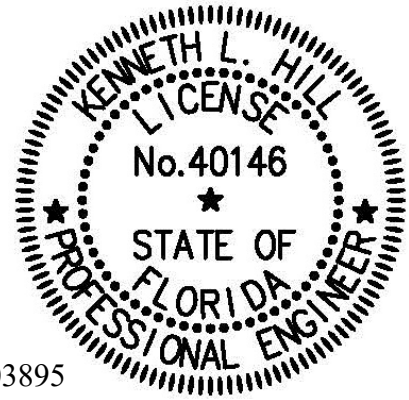
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies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

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

Closure

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

Sincerely,
GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

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

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

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

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

Distribution: Addressee (1)
File (1)

From:	Kimberly Snell
To:	Planning Division; City Commissioners
Subject:	The Farmlands commercial application
Date:	Tuesday, June 2, 2026 11:56:30 AM

I am writing to express my strong support for The Farmlands commercial application and to respectfully encourage a **YES vote.** This project represents a thoughtful, well-planned opportunity to expand shopping and dining options for residents throughout the Alachua area.

The proposed development will not diminish the vitality of downtown businesses. Gainesville provides a clear comparison: despite significant commercial growth along Archer Road, its downtown continues to thrive. The Farmlands project is also far less intensive than what current zoning would allow.

Additionally, the planned interior road network will help reduce traffic pressure on 441 by providing alternative routes within the development. This is a far better solution than multiple separate entrances and unrelated projects along the corridor. The entire stretch of 441 in this area is already zoned for commercial use, and no existing residences border the additional Farmlands commercial property.

For these reasons, I believe this project offers meaningful benefits to the community while aligning with responsible growth and existing land-use plans.

Thank you for your time and consideration.

--

Kim Snell | *Fractional CMO*
O: (352) 605-6801 | C: (352) 258-0193 | leapcrestmarketing.com
13800 Tech City Cir Suite 318, Alachua, FL 32615 (Map)
Instagram | Facebook | LinkedIn

From: Givemeamiracle9
To: Planning Division
Subject: Farmlands.
Date: Sunday, April 26, 2026 9:50:21 PM

I would like to say that I am against the zoning change for the development of the Farmlands commercial property. The 441 corridor cannot handle this type of traffic as it is already over burdened with traffic we already have in this area. The commuting and daily traffic is a nightmare now! We do not need big box stores in the city of Alachua. Walmart is 15 minutes to the south along with anything else that is needed. Additional homes in this area will definitely cause more issues as well. The infrastructure of Alachua and neighboring High Springs 5Miles from the proposed location cannot absorb this trype of growth on our roads, in our schools or on our aquifers. Please seriously consider the unwanted and unneeded impact this zoning change and development will cause. Vote no!
Thank you
Janet Wooten
Sent from AOL on Android

From: Stella Burnham
To: Planning Division; City Commissioners
Subject: Farmlands May 4th
Date: Friday, April 24, 2026 6:16:07 PM

I firmly oppose the commercial use of the Farmland Commerical project in Alachua area. Frankly even the name of this project is disgraceful. My family has farmed in Alachua for four generations and the casual disregard for the farming community is repulsive to me.

The rapid development in this town poses a significant threat to our community's well-being. The traffic congestion on 441 is unbearable, and the small town is being gradually displaced from its long-time residents. We have chosen to live here because we desire a peaceful and less crowded environment.

Over the past five years, the Alachua Commission has made decisions that have negatively impacted the town's sustainability. The unsustainable development of farmland has resulted in the destruction of the Mill Creek sink, which is a vital natural resource for our community. It is imperative that the commission consider the long-term consequences of its actions and prioritize the preservation of our environment. These changes are not sustainable with the current resources.

We did not want the hundreds of additional homes that were recently approved. Now Alachua County school board wants to close two of the local schools, which will create the perfect storm for traffic in Alachua each morning. None of these plans are sustainable. Do you commissioners live here and experience this traffic? How can you not be concerned?

As a lifelong resident of Alachua, I am deeply concerned about the direction in which our city is heading. I believe that development should be approached with extreme caution and that any rezoning should be transparent and accountable. The current state of affairs in Alachua is characterized by unethical business practices and a lack of oversight. It is crucial that we take immediate action to address these issues and ensure the future of our beloved city.

Extremely Concerned Citizen ,

Stella Burnham

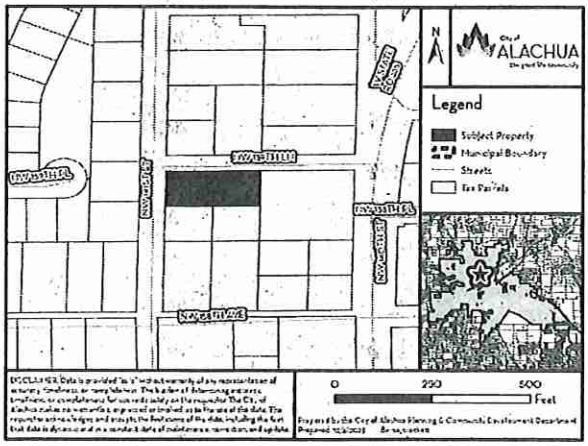
City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 27, 2026 at 12:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Ordinance 26-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY - 3 (RSF-3) TO GOVERNMENT FACILITY (GF) ON A ± 0.49-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH ON THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET; TAX PARCEL NUMBER 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m., one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 16, 2026)

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

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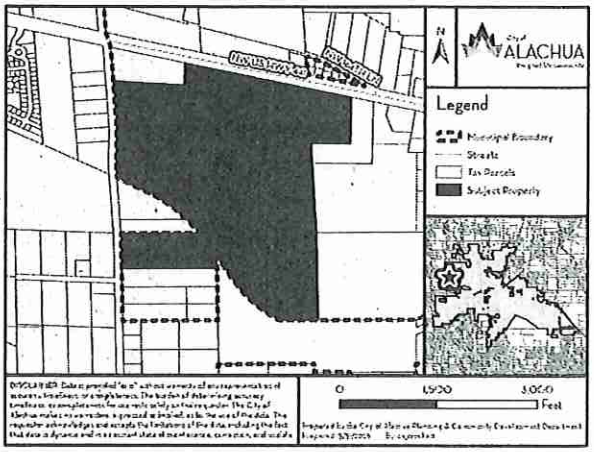
Ordinance 26-10

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.



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(Published: Alachua County Today - July 16, 2026)

City of ALACHUA
the good life community

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RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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

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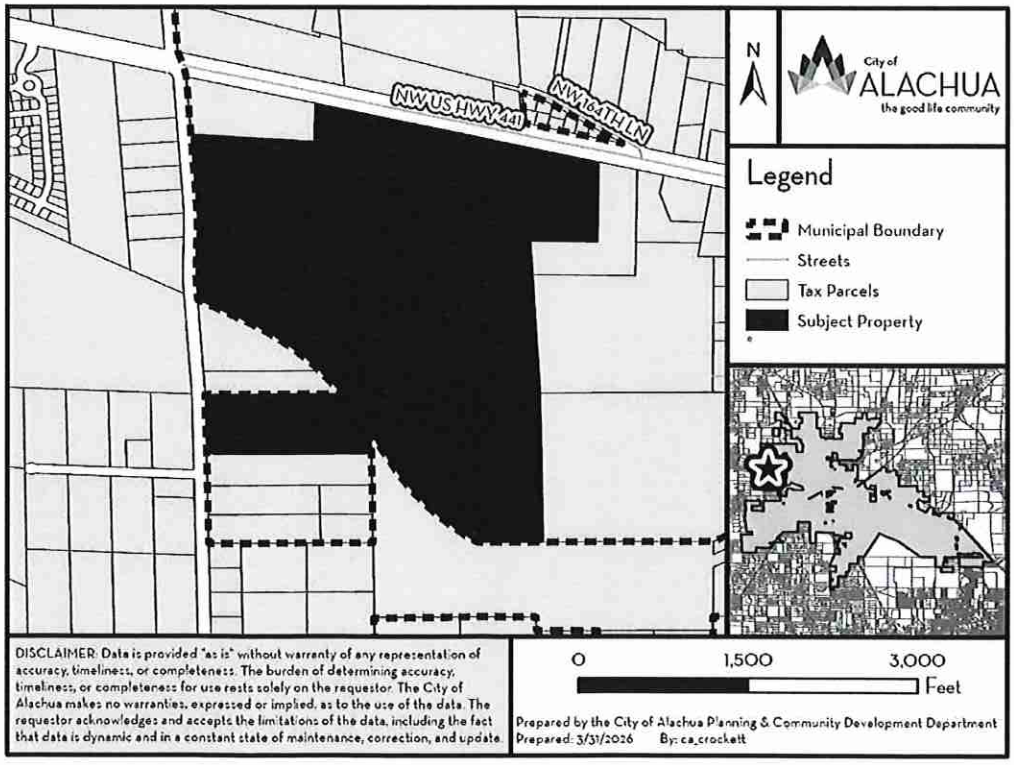

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Gainesville, FL 32653

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

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

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JUL 13 2026

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

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

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

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03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

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

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

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

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

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JUL 13 2026

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Erica Samples, POSTED THE LAND USE SIGN(S)
(Print Name)

ON July 10, 2026 FOR THE Farmlands Commercial Rezoning
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Eight
(Number of signs)

Posted Notice Location Map
PR26-0002 | Farmlands Commercial

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 250 500 1,000 Feet

Legend

Sign Locations

Prepared by the City of Alachua
Planning & Community Development Department

Prepared: 3/31/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial **APPLICATION NO.:** PR26-0002

APPLICATION TYPE: Rezoning **CURRENT ZONING:** CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): July 27, 2026 **AT** 12:00 **PM**

_____ **AT** _____ **PM**

_____ **AT** _____ **PM**

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

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: FarmlandS Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development Residential (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PA26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development-Residential (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial

APPLICATION NO.: PB26-0002

APPLICATION TYPE: Rezoning

CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development-Residential (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PA-[redacted]26-00002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI) and Planned Development-Residential (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)

DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM

_____ AT _____ PM

_____ AT _____ PM

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

FOR MORE INFORMATION CONTACT:
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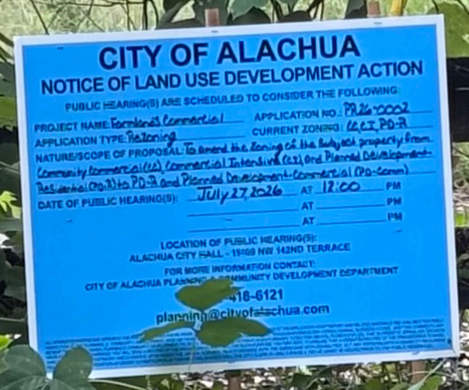
CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Forniani's Commercial
APPLICATION NO.: PB-26-0002
APPLICATION TYPE: Rezoning
CURRENT ZONING: MCT, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the zoning of the Subject property from Community Commercial (CC) Commercial Intensive (CI) and Planned Development-Residential (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)
DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM
AT PM
AT PM
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE
FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-416-6121
planninfo@cityofalachua.com

CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Farmlands Commercial
APPLICATION NO.: PB26-0002
APPLICATION TYPE: Rezoning
CURRENT ZONING: CC, CI, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the zoning of the Subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-Comm)
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386-418-6121
planning@cityofalachua.com

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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APPLICATION NO.: PA26-0002
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CITY OF ALACHUA

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PROJECT NAME: FarmlandS Commercial APPLICATION NO.: PB26-0002

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

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

EDUCATION

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

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

WORK EXPERIENCE

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

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

PROFESSIONAL ORGANIZATIONS

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

CERTIFICATES AND OTHER SKILLS

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

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

Board Agenda
Item

MEETING DATE: July 27, 2026

SUBJECT:

PPP25-0003 – Convergence Research Park Residential Phase 4, "Canopy Trace" | A request by Vector Civil Engineering, LLC, agent and applicant for Split Oak Alachua Investments, LLLP, property owner, for the Convergence Research Park Residential Phase 4 which proposes the subdivision of land into 60 single-family detached lots with associated common areas and rights-of-ways on a ± 10.60-acre subject property generally located south of US Highway 441 along Progress Boulevard (tax parcel 03929-005-000.) Future Land Use: Corporate Park District; Zoning: Corporate Park District (Quasi-judicial).

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the City Commission approve the preliminary plat of Canopy Trace/Convergence Phase 4 subdivision, subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the Staff Report upon making the following motion:

Recommended Motion: Based upon the competent substantial evidence presented at this hearing, the presentation before the City Commission, the recommendation of the Planning and Zoning Board, and Staff's recommendation, the City Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Preliminary Plat of Canopy Trace/Convergence Phase 4, subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the Staff Report.

Summary

This application is a request by Holly Irish, PE, AICP, of Vector Civil Engineering, LLC, applicant and agent for Split Oak Alachua Investments, LLLP, property owner, for consideration of the preliminary plat for Canopy Trace/Convergence Phase 4, which proposes the subdivision of a ±10.60-acre subject property into a total of 60 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in one phase.

The subject property consists of Tax Parcel Number 03929-005-000, and is generally located on

the south side of Progress Blvd., southwest of Progress Park, and east of County Highway 241.

The proposed Canopy Trace subdivision will consist of lots ranging size from ±4,600 square feet to ±5,719 square feet, with the majority of lots being ±4,600 square feet. The preliminary plat proposes 60 single-family detached units. The preliminary plat proposes common areas internal to the development on the southeast and southwest corners. Stormwater for the proposed development will be conveyed to and treated within existing stormwater management facilities located on adjacent lands in joint ownership. A pedestrian pathway will connect the internal sidewalk system to the public right-of-way of Progress Blvd and adjacent developments to the east and west.

One (1) vehicular access point will be provided to Progress Blvd. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. PPP25-0003_Convergence Ph4_Prelim Plat SR_2026-06-09
2. Application Materials
3. Preliminary Plat and Survey
4. Public Notice Materials
5. Bryan S. Thomas_COA Resume_07_2025

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: June 9, 2026
Quasi-Judicial Hearing **Application #: PPP25-0003**

SUBJECT:	A request for the Canopy Trace/Convergence Phase 4 subdivision preliminary plat, which proposes the subdivision of a ±10.60-acre subject property into a total of 60 lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Holly Irish, PE, AICP
PROPERTY OWNER:	Split Oak Alachua Investments, LLLP
LOCATION:	13506 NW Convergence Cir, Alachua, FL 32615
PARCEL ID NUMBER:	03929-005-000
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park
OVERLAY:	N/A
ACREAGE:	± 10.60
PROJECT PLANNER:	Bryan S. Thomas, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Canopy Trace/Convergence Phase 4 to the City Commission with a recommendation to approve subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Canopy Trace/Convergence Phase 4 to the City Commission, with a recommendation to approve, subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the Staff Report.*

SUMMARY

This application is a request by Holly Irish, PE, AICP, of Vector Civil Engineering, LLC, applicant and agent for Split Oak Alachua Investments, LLLP, property owner, for consideration of the preliminary plat for Canopy Trace/Convergence Phase 4, which proposes the subdivision of a ±10.60-acre subject property into a total of 60 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in one phase.

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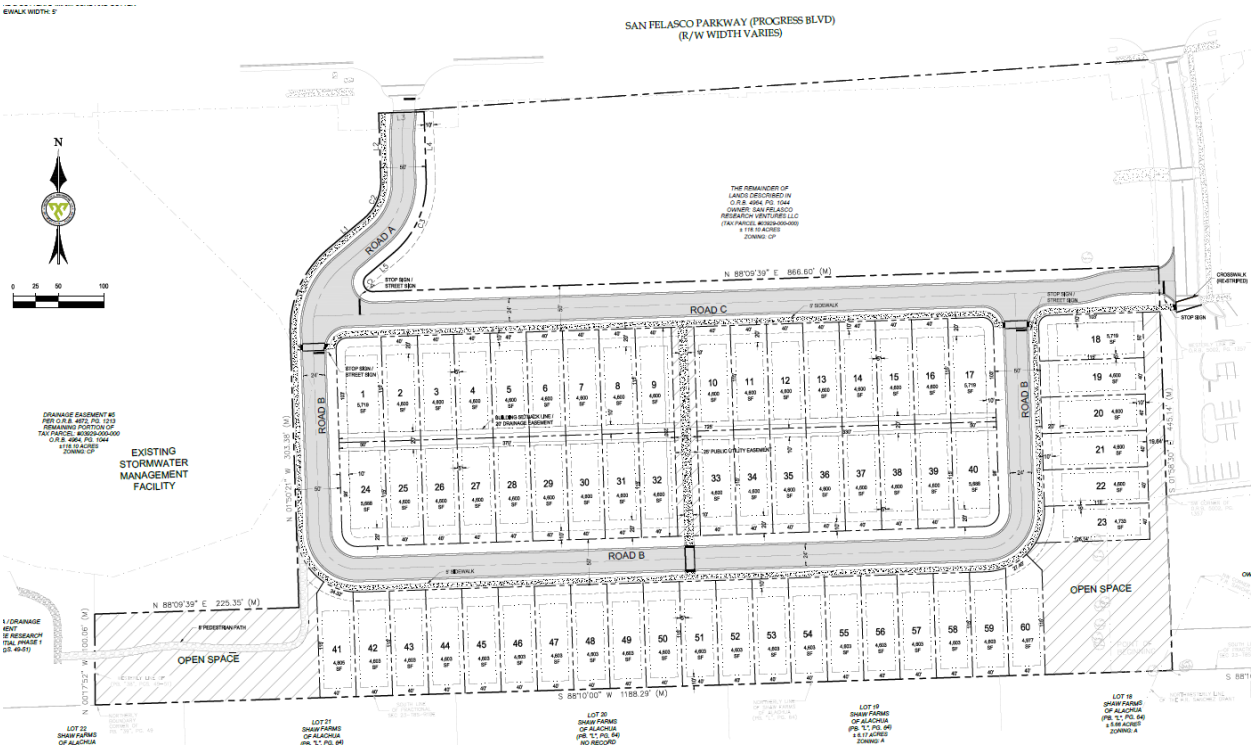

Figure 1. Proposed Preliminary Plat Overview

EXISTING USES

The subject property is undeveloped and is comprised of a mixture of mostly cleared lands and some naturally wooded areas.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant	Corporate Park	Corporate Park
South	Buffer	Corporate Park	Corporate Park
East	Parking lot/Vacant	Corporate Park	Corporate Park
West	Stormwater	Corporate Park	Corporate Park

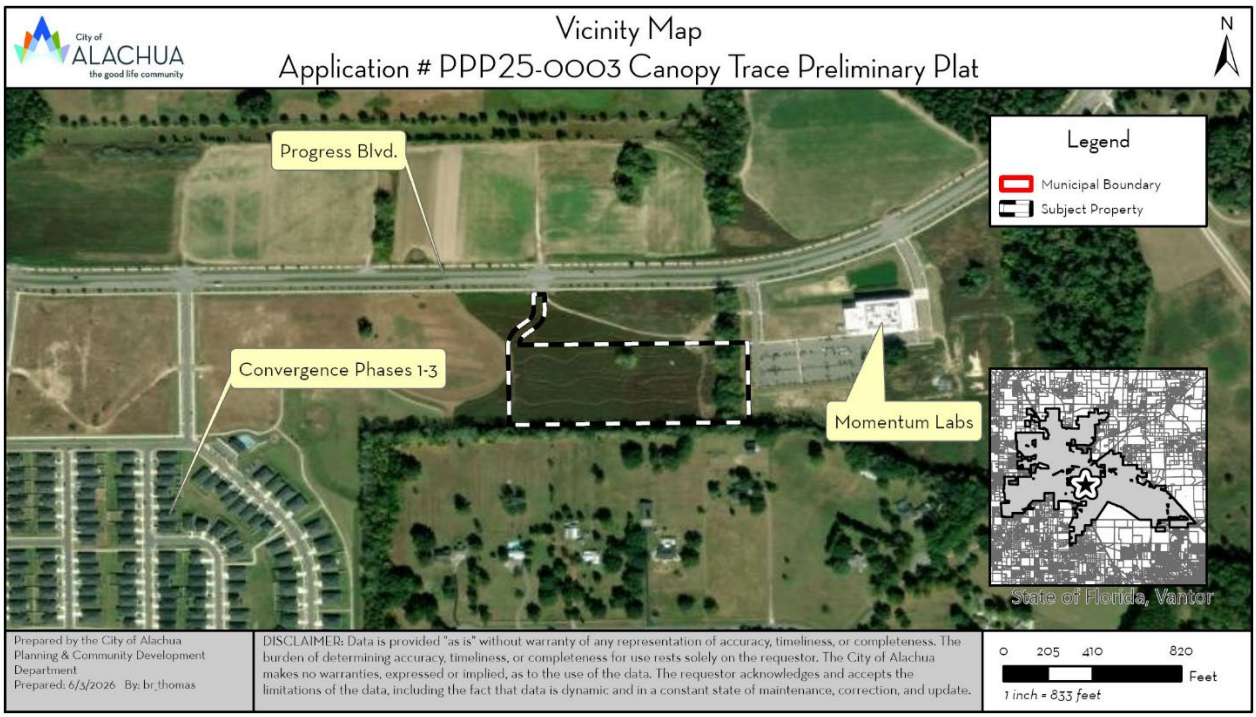

Figure 2. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for Preliminary Plat applications.

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

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Evaluation & Findings: The preliminary plat proposes 60 single-family detached dwellings across over approximately 10.60-acres, which, when added to the current residential units in the Corporate Park district results in a development density of less than 4 dwelling units per acre (DUA). Four DUA is the permitted DUA of the Corporate Park land use category and the use of single-family detached dwellings is permitted in the Corporate Park land use category, resulting in a preliminary plat that is consistent with the Corporate Park land use category.

Objective 5.1: *Natural Features*

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

Policy 5.1.a: *Topography*: The City shall protect the natural topography of the City. Including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

Policy 5.1.c: *Flood prone areas*: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permits when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: *Wetlands*: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and Suwannee River Water Management District.

Policy 5.1.e: *Habitat*: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

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

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Evaluation & Findings: The proposed preliminary plat is located within the City's potable water and wastewater service areas and will connect to these City services.

Transportation Element

Objective 1.1: *Level of Service*

The City shall establish a safe, convenient, and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of any affected roadway segment.

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

Evaluation & Findings: The preliminary plat proposes an internal pedestrian network and an extension of the external pedestrian network along Progress Boulevard that connects to the existing external pedestrian network. The internal pedestrian network also connects or stubs to the parcels on either side of the subdivision.

Housing Element

Objective 1.1: *Provision of Safe, Affordable, Quality Housing*

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Evaluation & Findings: The proposed preliminary plat would provide 60 additional single-family detached residential lots near the developed core of the City and within walking distance to the Central City Area and Main Street, providing more housing stock near apartments and businesses in a mixed-income setting.

Community Facilities Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.

c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of the City's wastewater facilities.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of the City's solid waste facilities.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity:* System-wide potable water distribution and treatment will be sufficient to provide a minimum 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. *Capacity:* Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity f the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of the City's potable water facilities.

Conservation and Open Space Element

Policy 1.4.c: The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts

Evaluation & Findings: The preliminary plat proposes an internal pedestrian network and an extension of the external pedestrian network along Progress Boulevard that connects to the existing external pedestrian network. The internal pedestrian network also connects or stubs to the adjacent properties.

Objective 1.10: *Wetlands*

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

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no wetlands present on the subject property, and as such, there are no concerns related to wetlands on the subject property.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

Evaluation & Findings: There are no delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, the development will have no impact upon any strategic ecosystems identified within the ecological inventory report.

Regulated Plant & Animal Species

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

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

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There is one soil type found within the subject property, shown in Table 2.

Table 2. Soil Types

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

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

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: Since the subject property is located in Flood Zone X, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: No sink holes are known to exist on the site and the subject property is not identified as an area of high aquifer recharge by the Suwannee River Water Management District High Aquifer Recharge Potential (HARP) map. Stormwater will be conveyed to an existing offsite master stormwater management facility adjacent to the subdivision and no new stormwater management facilities are proposed.

Wellfield Protection Zones

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

Evaluation & Findings: The subject property is not located within a City of Alachua wellfield protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

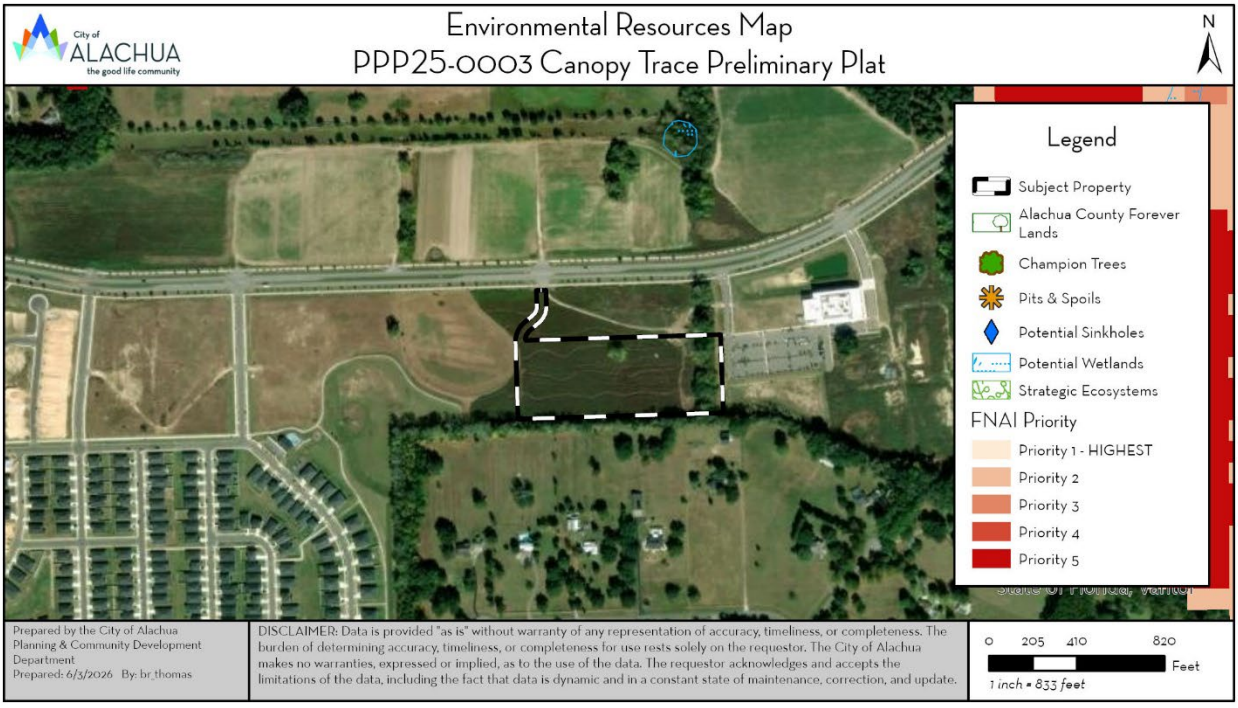

Figure 3 Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Major Subdivision Preliminary Plat Standards

Section 2.4.10(G)(3)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all preliminary plats must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(3)(e). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.10(G)(3)(e) is provided below.

(e) ***Preliminary plat standards***. A preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed against, and found to comply with, the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, pedestrian improvements, utilities, and street arrangement.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application's potential impacts do not negatively impact the level of service (LOS) for those public facilities.

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 3.

Table 3-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
13	CR 241 (from CR 235 to South City Limit)	2/U	Major Collector	Comm	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].

Table 3-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 4 US Hwy 441	
	AADT	Peak Hour
Maximum Service Volume[1]	20,880	1,881
Existing Traffic[2]	12,457	1,122
Reserved Trips[3]	1,714	136
Available Capacity[3]	6,709	623
Increase/Decrease in Trips Generated by Development[4]	566	56
Residual Capacity	6,143	567
Residual Percentage of Permitted Design Capacity Utilized	70.58%	69.86%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2024). *2023 Count Data.* Accessed via Florida Traffic Online April 2024.
3 Source: City of Alachua April 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 13 – 100%.

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the affected roadway segments; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,447,333
Reserved Capacity[2]	350,100
Available Capacity	1,202,567
Increase/Decrease in Potable Water Demand from Application[3]	16,500
Residual Capacity	1,186,067
Residual Percentage of Permitted Design Capacity Utilized	60.46%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / 60 units = 16,500 GPD

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's potable water facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	756,000
Reserved Capacity[2]	325,846
Available Capacity	418,154
Increase/Decrease in Sanitary Sewer Demand from Application[3]	15,000
Residual Capacity	403,154
Residual Percentage of Permitted Design Capacity Utilized	73.12%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / 60 units = 15,000 GPD

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's sanitary sewer facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]		
Increase/Decrease in Demand Generated by Application[3]	636	116.07
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

Sources:
1. Bureau of Economic & Business Research, University of Florida, Estimates of Population (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,353 * 0.73 tons per year.
2. City of Alachua April 13, 2026, Development Monitoring Report
3. New River Solid Waste Association, April 2026.

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's solid waste facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Recreation Facilities

Table 7-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	56.77
Reserved Capacity[1]	13.49
Available Capacity	65.23
Increase/Decrease in Recreation Acreage Demand by Development[3]	0.8
Residual Capacity	64.43
Residual Percentage of Recreation Acreage Capacity Utilized	52.44%

1 City of Alachua April 2026 Development Monitoring Report
2 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 1.2.b, Recreation Element. Formula: 11,015 Persons x (5 acres / 1,000 persons).
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 60 units * (5 acres / 1,000 persons)

Table 7-2. Passive Recreational Impacts

System Category	Acreage
Existing Improved Passive Park Space[1]	34.82
Minimum Improved Passive Park Space Required to Serve Existing Population[1, 2]	11.35
Reserved Capacity[1, 2]	2.7
Available Improved Passive Park Space	20.77
Increase/Decrease in Improved Passive Park Space Demand by Development [3]	0.16
Residual Capacity	20.61
Residual Percentage of Improved Passive Park Space Capacity Utilized	40.81%

1 City of Alachua April 2026 Development Monitoring Report
2 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: Acreage Required * 0.20
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 60 units * (5 acres / 1,000 persons) * 0.20

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's recreation facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. The SBAC has indicated that capacity is available at the time of review. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Stormwater Management Facilities

The proposed preliminary plat application will convey stormwater to an existing off-site stormwater management facility originally permitted as a master environmental resource permit (ERP). The adjacent off-site Basin is maintained by the owner. The proposed preliminary plat application is not anticipated to impact the level of service of stormwater management facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

EXHIBIT "A"
TO
PPP25-0003
CANOPY TRACE MAJOR SUBDIVISION PRELIMINARY PLAT
STAFF REPORT

CONDITIONS

1. The Applicant acknowledges and agrees that if any gopher tortoises or gopher tortoise burrows are discovered on site, it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. Surveys shall be valid for a period of 3 years from original date of survey. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
2. The Applicant acknowledges and agrees it shall utilize the standard measures for protection for the Eastern Indigo Snake as outlined in the latest snake protection/education plan developed by the U.S. Fish and Wildlife Service. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
3. The applicant acknowledges and agrees that they must dedicate public access easements on the final plat across all pedestrian infrastructure and private roadways, and that such easements must be generally consistent with the easements as depicted on the approved preliminary plat. The applicant further acknowledges and agrees that they must dedicate all necessary public utility easements on the final plat, and that such easements must be generally consistent with the easements as depicted on the approved preliminary plat and as required by the City of Alachua Public Services Department. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
4. The Applicant acknowledges and agrees that it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
5. The Applicant acknowledges and agrees that Conditions 1 – 4 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 6 as stated herein.

EXHIBIT "B"
TO
PPP25-0003
CANOPY TRACE MAJOR SUBDIVISION PRELIMINARY PLAT
STAFF REPORT

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

City of
ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

May 20, 2026

Submitted electronically to holly@conceptcompanies.net

Holly Irish, PE, AICP
Vice President of Planning & Design
Vector Civil Engineering, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

Application #: PPP25-0003

RE: Notice of Hearing to be Scheduled for Convergence Research Park Residential Phase 4 Preliminary Plat Application

Dear Holly Irish,

On March 25, 2026, the City of Alachua received your revised Preliminary Plat application for Convergence Phase 4/Canopy Trace submitted on behalf of Split Oak Alachua Investments, LLLP. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **June 09, 2026** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, May 26, 2026***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Tuesday, May 26, 2026***. These signs will be ready for pickup after 12:00 PM on [Day, Month Day Year]. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, June 9, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6122 or at br_thomas@cityofalachua.com.

Sincerely,

Bryan S. Thomas, AICP
Planning & Community Development Director

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Parker Stevens, *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 28, 2026

Submitted electronically to Holly@conceptcompanies.net

Holly Irish, P.E., AICP
Vector Civil Engineering, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

Application #: PPP25-0003

RE: Project Assistance Team (PAT) Comments for Convergence Research Park Residential, Phase 4 Preliminary Plat

Dear Holly Irish,

On October 15, 2025, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of Split Oak Alachua Investment, LLLP for the Convergence Research Park Residential, Phase 4 subdivision. The application proposes the subdivision of land into 60 lots on a ± 10.60-acre subject property (tax parcel: 03929-005-000).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by 5:00 PM on Monday, March 30, 2026. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. If all comments are addressed by the resubmission date above, the application may be scheduled for the April 21, 2026, Planning & Zoning Board (PZB) Meeting.

Please address the following insufficiencies:

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

1. Article 2, Administration

   Section 2.4.10, Subdivision

   a. The proposed name "Convergence Research Park Residential, Phase 4" suggest this development is an extension of previously approved "Convergence Research Park Residential" subdivision. However, our review of the submitted materials and municipal records indicates that the subject property is not physically adjacent to the boundaries of the existing Phase 3 of Convergence Research Park.

      Accordingly, Section 2.4.10(C), of the Land Development Regulations (LDRs), requires every subdivision to have a unique name by which it will be legally recognized. It is not permissible to use a name from another development listed on a different recorded plat within Alachua County. **We kindly request that you chose an alternative name for the proposed subdivision.** The official name will be "Canopy Trace". All documents will be revised to reflect this.

      As noted in Section 2.4.10(C) of the LDRs, the City Commission has the final authority to approve subdivision names.

*Please note that this is provided for illustrative purposes only.

2. Article 3, Zone Districts

In accordance with Section 3.5.2(F)(d), a matrix is required that identifies all final development orders granted within this specific CP District area, including the number of approved residential units permitted by each final development order. Additionally, the calculation must include the minimum land required for preservation of non-residential uses within the CP District, as specified in Section 3.5.2(F)(2)(c)(ii). It is important to note that the maximum gross residential density for single-family detached homes on lots 45 feet or larger may not exceed 33% of the maximum gross residential density permitted within the CP District, as cited in Section 3.5.2(F)(2)(e) of the LDRs.

A matrix providing calculations according to sections 3.5.2(F)(d), 3.5.2(F)(2)(c)(ii) and 3.5.2(F)(e) is attached for review.

The matrix currently provided is inadequate because it does not address the commercial component and does not clearly demonstrate the residential portion in accordance with the applicable requirements. Sheet No. C000, Cover Sheet, depicts a matrix that solely refences Convergence Research Park Residential, Phases 1-3, as a whole, failing to present the required details definitively.

The required matrix is a living document that is part of a preliminary plat, development order, and other related documents, ensuring that the area's development complies with the CP zoning district that is contiguous to the specified property. Below is a sample matrix:

CORPORATE PARK MATRIX FOR (275.89 acres located East of CR 241 (NW 140th Street, South of Hidden Meadows Subdivision, and Progress Park as described in Ordinance 12-08 approved on January 23, 2012)				
COMMERCIAL COMPONENT				
Name of Development	Final Approval Date	Land Use (i.e., commercial, residential, office, etc.)	Total Developed Square Footage	Remaining Square Footage
Approved Maximum Square Footage 100,000 SF				
Alachua Enterprises	01.09.2020	Commercial	15,000 SF	85,000 SF
Riverfront Town Center	05.15.2020	Commercial	80,000 SF	5,000 SF
RESIDENTIAL COMPONENT				
Approved Maximum Residential Density 8,429 Dwelling Units (DU)				
Name of Development	Final Approval Date	Land Use (i.e., commercial, residential, office, etc.)	Total Developed Residential Units	Remaining Residential Units
Heron Bay	12.20.2019	Residential	2,400	6,029
Taraverse Estates, Phase 1	07.10.2023	Residential	1,850	4,179

Taraverse Estates, Phase 2	03.05.2024	Residential	2,000	2,179
Taraverse Estates, Phase 3	11.11.2024	Residential	800	1,379

*Please note that this is for illustrative purposes only. This chart is not intended to correlate data but to guide the information relevant to this form of development.

3. Major Subdivision- Preliminary Plat Application

Attachments, D.3, Comprehensive Plan Consistency Analysis

a. Future Land Use Element, Objective 1.4: Corporate Park:
In the justification statement, "This application seeks to permit 60 single-family residential lots, as a part of a larger master plan...". **The subject property is not approved as a Master Plan, PUD. The property is a single development application consisting of 10.60 acres, which is regulated under the standard, consistent requirements applicable to the assigned CP zoning district.**

Throughout permitting for CRP phases 1-3, this specific CP zoning district was repeatedly referred to as a master planned development so this application followed suit. The responses will be revised to remove references to a "master plan" and simply state "CP zoning district".

b. Future Land Use Element, Policy 1.4.a: Corporate Park:
In the justification statement, "The proposed 60-lot single-family residential subdivision aligns with the intent of the Corporate Park FLU. Single-family residential is a permitted residential use type in the associated Corporate Park zoning district." The justification asserts that because the parcel allows for single-family residential, the proposal is consistent with the Comprehensive Plan. This is insufficient. **Please review the justification to explain how the proposed subdivision meets the intent of the Future Land Use Element.** Provide a detailed statement demonstrating how the proposed development is compatible with surrounding land uses, conforming with residential development goals, etc. Do not merely state that the use is allowed; demonstrate how it aligns with the established comprehensive plan. The response will be revised to provide additional detail.

c. Future Land Use Element, Policy 1.4.f: Corporate Park Performance Standards:

i. Integration of Vehicular and Non-vehicular Access
The justification statement claims that the proposed subdivision will adhere to this specific performance standard by providing vehicular and non-vehicular access into the development. It goes further to say the development will be

accessible through the use of a driveway that will be shared with future mix-use development. There are no formal request for a mixed-use development in relation to the subject property therefore, this portion is invalid. In regards to the suggested cross access, a formal cross access agreement will be required to validate such. **Please revise the analysis demonstrating how this subdivision, in its proposed configuration, meets the performance standards of the City's Comprehensive Plan.** The response will be revised to provide additional detail.

ii. Buffering from Adjacent/Existing/Potential Uses

The justification statement provided, which states that "circulation patterns address safety concerns, including sidewalks and pedestrian crosswalks," lacks sufficient detail to assess compliance with the adopted Comprehensive Plan Policy 1.4.g.7. This comment appears irrelevant to what was provided and the subject of the comment. Please advise.

iii. Corporate Park Uses Intensity

The justification statement indicates that the application is "not applicable for this application as this is a residential development." **However, if the residential phase is intended to precede the non-residential phase, the application must be revised to include a phased development agreement ensuring that non-residential construction will proceed.** Otherwise, the application cannot advance with favorable recommendations. The Comprehensive Plan establishes that corporate park must have non-residential development occur before or concurrently with residential development to maintain orderly and balanced growth with integrity.

Please clarify this comment and the expectations.

iv. Complementary Residential Uses

The submitted statement asserts that the proposed residential development meets performance standards because it "will complement other existing and planned developments within the area." However, the current structure of the proposal disrupts the necessary sequence of development by seeking residential components without the required non-residential, mixed-use elements. Approving these components would create a purely residential use in a mixed-use area, undermining the vibrancy, walkability, and economic goals of the Comprehensive Plan. Please clarify this comment and the expectations.

d. Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl

The justification for Objective 2.7 of the Comprehensive Plan asserts that the

Corporate Park zoning aims to discourage urban sprawl; however, it lacks empirical data or a thorough land-use analysis. This justification does not clearly demonstrate alignment with the Comprehensive Plan. Furthermore, it references a "Master Plan" that has yet to be formally adopted by the City Commission or submitted for review. Using an unadopted master plan as a basis for evaluating compliance with the Comprehensive Plan is not acceptable. Additionally, the Convergence Research Park development was not sanctioned as a master plan, and the site in question does not qualify as a phase of the existing named development, as noted in comment 1 under Section 2.4.10.a, Subdivision heading. The response will be revised to provide additional detail.

e. Future Land Use Element, Objective 4.1: Infill Development

The justification for Objective 4.1 of the Comprehensive Plan asserts the subject property "is located within the greater Convergence Research Park master plan, which is designated as mixed-use zoning. Although a portion of the overall master planned development remains vacant, ongoing growth of commercial and residential areas will lead to increased densities and intensities that are compatible with existing commercial and residential uses." However, there is a repeated use of an invalid term highlighted in this statement for clarity: "Open spaces will be provided throughout the master planned development." It is important to note that Convergence Research Park was developed under base zoning terms, indicating it was not approved as a Planned Unit Development (PUD) that functions as a master plan. The responses will be revised to remove references to a "master plan" and simply state "CP zoning district".

4. Article 7, Subdivision Standards

Section 7.2.3, Block Standards

a. In accordance with Section 7.2.3(B)(2), residential blocks must measure a minimum of 300-feet and a maximum of 600-feet in length. The proposed preliminary plat does not comply with this requirement. Please revise the plat to clearly indicate these measurements. The block configuration shown on the preliminary plat (providing pedestrian connectivity in lieu of vehicular connectivity) was previously discussed and approved. Please advise.

b. Section 7.2.3(B)(3), states that blocks longer than 400-feet may require the reservation of an easement to accommodate utilities, stormwater management facilities, and/or pedestrian traffic. The proposed layout indicates a concrete sidewalk to be placed in the center of the block adjacent to lots 9, 10, 32, and 33. However,

the referenced area lacks accompanying text to clarify what is depicted on Sheet No. 100. Please revise. An easement will be identified in the pedestrian crossing shown on the preliminary plat.

c. Section 7.2.3(B)(4) of the LDRs requires that pedestrian access points located along long blocks measure at least 10-feet in width. However, the concrete sidewalk adjacent to lots 9, 10, 32, and 33 currently lacks a specified measurement. Please revise accordingly. There is a label stating "10' Sidewalk" – please clarify this comment and the expectations.

Section 7.2.4, Lot Standards

a. Section 7.2.4(B)(1) mandates that lot dimensions comply with the minimum standards established for the assigned zoning, which is CP. The dimensions must be shown in the site data table, and the measurements should be specified for each lot to ensure compliance, considering any variations. Please clarify this comment and the expectations. Sheet C100 shows lot dimensions. "typical" lot dimensions can be added to the summary on the page but they are only typical as some lot sizes vary.

b. Section 7.2.4(B)(2) mandates that lot depth shall not exceed three times the width of lots within the subject development. Please clarify this comment and the expectations. There is no apparent violation to this section. Is this a generic comment or is there a specific concern?

c. Please note that Section 7.2.4(C) restrict double frontage lots. Please clarify this comment and the expectations. There is no apparent violation to this section. Is this a generic comment or is there a specific concern?

Section 7.2.5, Streets

a. Local streets must incorporate traffic calming techniques, as mandated by Section 7.2.5(C)(2), to ensure convenient and safe access to the lots within the subdivision. However, the current layout does not seem to implement these techniques. Please revise accordingly. This is a preliminary plat submittal. Traffic calming techniques would typically be identified in the construction plans. Please clarify the requests at this stage in the process.

b. For business and mixed-use developments, the design of streets, accessways, and pedestrian pathways must ensure an efficient and safe traffic circulation system, as outlined in Section 7.2.5(C)(5) of the LDRs. This circulation system shall be coordinated both internally and externally to promote effective planning practices. Please clarify this comment and the expectations. There is no apparent

violation to this section. Is this a generic comment or is there a specific concern?

c. Please confirm whether the proposed streets will be dedicated for public use or classified as private streets. This information shall be indicated on the preliminary plat. Public use – this will be added to the preliminary plat.

Section 7.3.4, Streetlights

a. The LDRs Subdivision standards cited above mentions the requirement of streetlights, that are not shown on the proposed Preliminary Plat. Streetlights are shown on the typical sections. It appears this should be sufficient for a preliminary plat submittal. Please confirm.

Section 7.3.12, Adequate Off-Site Facilities and Services

a. The LDRs Subdivision standards mentioned above require addressing adequate offsets through the construction of an on-site facilities. This consideration is valid only if there is a public benefit that goes beyond merely offsetting the impacts created by the proposed subdivision. Supportive documentation will be required to demonstrate how the offsetting of impacts provides a greater benefit to the public. Please clarify this comment and the expectations. The section specifically reads: *"Where the City concludes that a proposed subdivision will create impacts on surrounding streets, utilities, or other facilities that cannot be adequately offset through the construction of on-site facilities, the construction of off-site facilities sufficient to offset the anticipated impacts of the proposed development may be required in no event, however, shall a subdivider be required to provide off-site facilities for purposes of granting a general public benefit beyond offsetting the impacts of the proposed subdivision."* Is the City concluding that this subdivision creates extraordinary impacts on surrounding streets, utilities or other facilities?

5. Miscellaneous

a. Sheet No. C100, Preliminary Plat, shows a "Common Area/Drainage Easement, Convergence Research Park Residential, Phase 1 (PB. "38", PGS 49-51)" on the southwest side of the proposed subdivision. This property is not owned by the project in question, necessitating coordination with the adjacent property owner and the establishment of an easement for connection. Noted – an easement will be established and provided during the final plat process.

b. Sheet No. C100, Preliminary Plat, shows a "Drainage Easement #5 Per O.R.B. 4672, PG 1213 Remaining Portion of Tax Parcel: #03929-000-000, O.R.B. 4964, PG. 1044" on the west side of the proposed subdivision. This property is not owned by

the project in question, necessitating coordination with the adjacent property owner and the establishment of an easement for connection. Noted – an easement will be established and provided during the final plat process.

c. Sheet No. C100, Preliminary Plat, shows a "Crosswalk (Pre-Stripped)" to the east of the proposed subdivision on the adjacent street that is not directly part of this development under review. Therefore, this necessitates coordination with the owner of the right-of-way and the establishment of rights to modify. Noted – modification rights will be established during the final plat process. If there is a specific type of agreement the City wants to see, please provide a template.

d. Upon receipt and review of the proposed preliminary plat, please be advised that additional review comments may be prompted if there are noticeable changes, modifications, or inconsistences introduced relative to the original submittal, or if the changes impact previously reviewed setbacks, site layout, or other data. The Planning & Community Development Department has the right to reevaluate all aspects of the project should the scope of development alter.

e. When submitting revised preliminary plat, it shall be accompanied by written response addressing all comments.

Bernadette Fisher

If you have any questions regarding the information above, please contact me at (386) 418-6126 or via email at Be_Fisher@CityofAlachua.org.

Sincerely,

Bernadette Fisher
Principal Planner

Attachments: Comments from Claudia Vega, P.E. (EDA Consultants, Inc.)
Comments from City of Alachua Public Services

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 28, 2026

Submitted electronically to Holly@conceptcompanies.net

Holly Irish, P.E., AICP
Vector Civil Engineering, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

Application #: PPP25-0003

RE: Project Assistance Team (PAT) Comments for Convergence Research Park Residential, Phase 4 Preliminary Plat

Dear Holly Irish,

On October 15, 2025, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of Split Oak Alachua Investment, LLLP for the Convergence Research Park Residential, Phase 4 subdivision. The application proposes the subdivision of land into 60 lots on a ± 10.60-acre subject property (tax parcel: 03929-005-000).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, February 11, 2026**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2026, Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies:

Deficiencies to be Addressed

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

1. Article 2, Administration

   Section 2.4.10, Subdivision

   a. The proposed name "Convergence Research Park Residential, Phase 4" suggest this development is an extension of previously approved "Convergence Research Park Residential" subdivision. However, our review of the submitted materials and municipal records indicates that the subject property is not physically adjacent to the boundaries of the existing Phase 3 of Convergence Research Park.

      Accordingly, Section 2.4.10(C), of the Land Development Regulations (LDRs), requires every subdivision to have a unique name by which it will be legally recognized. It is not permissible to use a name from another development listed on a different recorded plat within Alachua County. We kindly request that you chose an alternative name for the proposed subdivision.

      As noted in Section 2.4.10(C) of the LDRs, the City Commission has the final authority to approve subdivision names.

*Please note that this is provided for illustrative purposes only.

2. Article 3, Zone Districts

In accordance with Section 3.5.2(F)(d), a matrix is required that identifies all final development orders granted within this specific CP District area, including the number of approved residential units permitted by each final development order. Additionally, the calculation must include the minimum land required for preservation of non-residential uses within the CP District, as specified in Section 3.5.2(F)(2)(c)(ii). It is important to note that the maximum gross residential density for single-family detached homes on lots 45 feet or larger may not exceed 33% of the maximum gross residential density permitted within the CP District, as cited in Section 3.5.2(F)(2)(e) of the LDRs.

The matrix currently provided is inadequate because it does not address the commercial component and does not clearly demonstrate the residential portion in accordance with the applicable requirements. Sheet No. C000, Cover Sheet, depicts a matrix that solely refences Convergence Research Park Residential, Phases 1-3, as a whole, failing to present the required details definitively.

The required matrix is a living document that is part of a preliminary plat, development order, and other related documents, ensuring that the area's development complies with the CP zoning district that is contiguous to the specified property. Below is a sample matrix:

CORPORATE PARK MATRIX FOR (275.89 acres located East of CR 241 (NW 140th Street, South of Hidden Meadows Subdivision, and Progress Park as described in Ordinance 12-08 approved on January 23, 2012)				
COMMERCIAL COMPONENT				
Name of Development	**Final Approval Date**	**Land Use** (i.e., commercial, residential, office, etc.)	**Total Developed Square Footage**	**Remaining Square Footage**
Approved Maximum Square Footage 100,000 SF				
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Riverfront Town Center	05.15.2020	Commercial	80,000 SF	5,000 SF
RESIDENTIAL COMPONENT				
Approved Maximum Residential Density 8,429 Dwelling Units (DU)				
Name of Development	**Final Approval Date**	**Land Use** (i.e., commercial, residential, office, etc.)	**Total Developed Residential Units**	**Remaining Residential Units**
Heron Bay	12.20.2019	Residential	2,400	6,029
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*Please note that this is for illustrative purposes only. This chart is not intended to correlate data but to guide the information relevant to this form of development.

3. Major Subdivision- Preliminary Plat Application

Attachments, D.3, Comprehensive Plan Consistency Analysis

a. Future Land Use Element, Objective 1.4: Corporate Park:
In the justification statement, "This application seeks to permit 60 single-family residential lots, as a part of a larger master plan…". The subject property is not approved as a Master Plan, PUD. The property is a single development application consisting of 10.60 acres, which is regulated under the standard, consistent requirements applicable to the assigned CP zoning district.

b. Future Land Use Element, Policy 1.4.a: Corporate Park:
In the justification statement, "The proposed 60-lot single-family residential subdivision aligns with the intent of the Corporate Park FLU. Single-family residential is a permitted residential use type in the associated Corporate Park zoning district." The justification asserts that because the parcel allows for single-family residential, the proposal is consistent with the Comprehensive Plan. This is insufficient. Please review the justification to explain how the proposed subdivision meets the intent of the Future Land Use Element. Provide a detailed statement demonstrating how the proposed development is compatible with surrounding land uses, conforming with residential development goals, etc. Do not merely state that the use is allowed; demonstrate how it aligns with the established comprehensive plan.

c. Future Land Use Element, Policy 1.4.f: Corporate Park Performance Standards:

i. Integration of Vehicular and Non-vehicular Access
The justification statement claims that the proposed subdivision will adhere to this specific performance standard by providing vehicular and non-vehicular access into the development. It goes further to say the development will be accessible through the use of a driveway that will be shared with future mix-use development. There are no formal request for a mixed-use development in relation to the subject property therefore, this portion is invalid. In regards to the suggested cross access, a formal cross access agreement will be required to validate such. Please revise the analysis demonstrating how this subdivision, in its proposed configuration, meets the performance standards of the City's Comprehensive Plan.

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The justification statement provided, which states that "circulation patterns address safety concerns, including sidewalks and pedestrian crosswalks," lacks sufficient detail to assess compliance with the adopted Comprehensive Plan Policy 1.4.g.7.

iii. Corporate Park Uses Intensity

The justification statement indicates that the application is "not applicable for this application as this is a residential development." However, if the residential phase is intended to precede the non-residential phase, the application must be revised to include a phased development agreement ensuring that non-residential construction will proceed. Otherwise, the application cannot advance with favorable recommendations. The Comprehensive Plan establishes that corporate park must have non-residential development occur before or concurrently with residential development to maintain orderly and balanced growth with integrity.

iv. Complementary Residential Uses

The submitted statement asserts that the proposed residential development meets performance standards because it "will complement other existing and planned developments within the area." However, the current structure of the proposal disrupts the necessary sequence of development by seeking residential components without the required non-residential, mixed-use elements. Approving these components would create a purely residential use in a mixed-use area, undermining the vibrancy, walkability, and economic goals of the Comprehensive Plan.

d. Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl

The justification for Objective 2.7 of the Comprehensive Plan asserts that the Corporate Park zoning aims to discourage urban sprawl; however, it lacks empirical data or a thorough land-use analysis. This justification does not clearly demonstrate alignment with the Comprehensive Plan. Furthermore, it references a "Master Plan" that has yet to be formally adopted by the City Commission or submitted for review. Using an unadopted master plan as a basis for evaluating compliance with the Comprehensive Plan is not acceptable. Additionally, the Convergence Research Park development was not sanctioned as a master plan, and the site in question does not qualify as a phase of the existing named development, as noted in comment 1 under Section 2.4.10.a, Subdivision heading.

e. Future Land Use Element, Objective 4.1: Infill Development

The justification for Objective 4.1 of the Comprehensive Plan asserts the subject property "is located within the greater Convergence Research Park master plan, which is designated as mixed-use zoning. Although a portion of the overall master planned development remains vacant, ongoing growth of commercial and residential areas will lead to increased densities and intensities that are compatible with existing commercial and residential uses." However, there is a repeated use of an invalid term highlighted in this statement for clarity: "Open spaces will be provided throughout the master planned development." It is important to note that Convergence Research Park was developed under base zoning terms, indicating it was not approved as a Planned Unit Development (PUD) that functions as a master plan.

4. Article 7, Subdivision Standards

Section 7.2.3, Block Standards

a. In accordance with Section 7.2.3(B)(2), residential blocks must measure a minimum of 300-feet and a maximum of 600-feet in length. The proposed preliminary plat does not comply with this requirement. Please revise the plat to clearly indicate these measurements.

b. Section 7.2.3(B)(3), states that blocks longer than 400-feet may require the reservation of an easement to accommodate utilities, stormwater management facilities, and/or pedestrian traffic. The proposed layout indicates a concrete sidewalk to be placed in the center of the block adjacent to lots 9, 10, 32, and 33. However, the referenced area lacks accompanying text to clarify what is depicted on Sheet No. 100. Please revise.

c. Section 7.2.3(B)(4) of the LDRs requires that pedestrian access points located along long blocks measure at least 10-feet in width. However, the concrete sidewalk adjacent to lots 9, 10, 32, and 33 currently lacks a specified measurement. Please revise accordingly.

Section 7.2.4, Lot Standards

a. Section 7.2.4(B)(1) mandates that lot dimensions comply with the minimum standards established for the assigned zoning, which is CP. The dimensions must be shown in the site data table, and the measurements should be specified for each lot to ensure compliance, considering any variations.

b. Section 7.2.4(B)(2) mandates that lot depth shall not exceed three times the width of lots within the subject development.

c. Please note that Section 7.2.4(C) restrict double frontage lots.

Section 7.2.5, Streets

a. Local streets must incorporate traffic calming techniques, as mandated by Section 7.2.5(C)(2), to ensure convenient and safe access to the lots within the subdivision. However, the current layout does not seem to implement these techniques. Please revise accordingly.

b. For business and mixed-use developments, the design of streets, accessways, and pedestrian pathways must ensure an efficient and safe traffic circulation system, as outlined in Section 7.2.5(C)(5) of the LDRs. This circulation system shall be coordinated both internally and externally to promote effective planning practices.

c. Please confirm whether the proposed streets will be dedicated for public use or classified as private streets. This information shall be indicated on the preliminary plat.

Section 7.3.4, Streetlights

a. The LDRs Subdivision standards cited above mentions the requirement of streetlights, that are not shown on the proposed Preliminary Plat.

Section 7.3.12, Adequate Off-Site Facilities and Services

a. The LDRs Subdivision standards mentioned above require addressing adequate offsets through the construction of an on-site facilities. This consideration is valid only if there is a public benefit that goes beyond merely offsetting the impacts created by the proposed subdivision. Supportive documentation will be required to demonstrate how the offsetting of impacts provides a greater benefit to the public.

5. Miscellaneous

a. Sheet No. C100, Preliminary Plat, shows a "Common Area/Drainage Easement, Convergence Research Park Residential, Phase 1 (PB. "38", PGS 49-51)" on the southwest side of the proposed subdivision. This property is not owned by the project in question, necessitating coordination with the adjacent property owner and the establishment of an easement for connection.

b. Sheet No. C100, Preliminary Plat, shows a "Drainage Easement #5 Per O.R.B. 4672, PG 1213 Remaining Portion of Tax Parcel: #03929-000-000, O.R.B. 4964, PG. 1044" on the west side of the proposed subdivision. This property is not owned by

the project in question, necessitating coordination with the adjacent property owner and the establishment of an easement for connection.

c. Sheet No. C100, Preliminary Plat, shows a "Crosswalk (Pre-Stripped)" to the east of the proposed subdivision on the adjacent street that is not directly part of this development under review. Therefore, this necessitates coordination with the owner of the right-of-way and the establishment of rights to modify.

d. Upon receipt and review of the proposed preliminary plat, please be advised that additional review comments may be prompted if there are noticeable changes, modifications, or inconsistences introduced relative to the original submittal, or if the changes impact previously reviewed setbacks, site layout, or other data. The Planning & Community Development Department has the right to reevaluate all aspects of the project should the scope of development alter.

e. When submitting revised preliminary plat, it shall be accompanied by written response addressing all comments.

If you have any questions regarding the information above, please contact me at (386) 418-6126 or via email at Be_Fisher@CityofAlachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

Attachments: Comments from Claudia Vega, P.E. (EDA Consultants, Inc.)
Comments from City of Alachua Public Services

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

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **Dec 16th, 2025**

TO: **Bryan Thomas**
Planning & Community Development Director

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

TR
12/16/2025

RE: **Convergence Research Park Residential Phase 4 Preliminary Plat**

Public Services has reviewed the subject project (Submittal Received on Dec 9) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Dec 9th Submittal** **Stormwater System Responsibility** As is customary, on the Final Plat, please the following text or words to that effect: " THE HOA SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM NOT IN THE RIGHT-OF-WAY." **FYI**
	END OF COMMENTS

February 27, 2026

Bryan S. Thomas, Director
Office of Planning and Community Development
br_thomas@cityofalachua.org
City of Alachua, Florida.

Ref: Preliminary Plat for Convergence Research Park Residential Phase 4

Dear Mr. Thomas

The following are our comments for the Preliminary Plat for Convergence Research Park Residential Phase 4.

1. **General Comments**
    a. No proposed Fire Hydrant locations are shown
    b. Existing Stormwater System is shown, but not the direction of flow or surface drainage pattern. This needs to be shown in accordance with the application.
2. **Sheet 1**
    a. Zoning and Acreage of all adjacent properties must be shown per the Preliminary Plat Application
    b. No Trip Generation and/or Traffic Study is included with the application. If traffic study is not required at least the trip generation should be shown in the plans.
3. **Sheet 2**
    a. Missing curve callouts near the eastern entrance/exit road along Road C and the Road B curves
    b. Overall residential block dimensions should be shown for clarity
4. **Sheet 3**
    a. Proposed structures for the sanitary and storm mains should be shown anywhere there are bends for clarity
    b. Connections to the existing sanitary and storm infrastructure should be added to illustrate how it's being tied into

Please do not hesitate to contact me if you have any questions/comments.
Sincerely,

Claudia Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

August 20, 2025

Submitted electronically to holly@conceptcompanies.net

Holly Irish, PE, AICP
Vector Civil Engineering, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

Application #: PPP25-0003

RE: Completeness Review: Convergence Research Park Residential Phase 4 Preliminary Plat Application

Dear Holly Irish,

On October 15, 2025, the City of Alachua Planning & Community Development Department received your application for the Preliminary Plat for the Convergence Research Park Residential Phase 4 on behalf of Split Oak Alachua Investments, LLLP. The application proposes to subdivide a ± 10.60-acre subject property, comprised of Tax Parcel Number 03929-005-000, into a total of 60 single-family lots, with associated common areas, open space, stormwater management facilities, and right-of-way.

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

An in-depth review of the content of the application will not be performed, and the findings discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6125 or at be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

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

October 13, 2025

City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Preliminary Plat Submittal for Convergence Research Park Residential Phase 4

Dear City Planning Staff,

The purpose of this letter is to accompany the electronic and the hard copies submittal of the Preliminary Plat for the construction of a single family 60 lots detached units with associated stormwater management facilities, and utilities. Vector Civil Engineering, LLC is the engineering firm hired on behalf of the property owner, Split Oak Alachua Investments, LLLP.

The development is proposed on a 10.60-acre portion of parcel number 03929-005-000. The developer will perform a boundary line adjustment which will be accomplished by submitting the appropriate legal descriptions to the Alachua County Property Appraiser. The included land survey illustrates the adjusted boundary line.

The following items are included for a complete submittal package:

1. Completed Preliminary Plat Application
2. Signed and Sealed Preliminary Plat Plans
3. Concurrency Impact Analysis (including trip generation in lieu of TIA)
4. Analysis of Consistency with the City of Alachua Comprehensive Plan
5. Two sets of mailing labels for required noticing
6. Neighborhood Meeting Materials
7. Public School Student Generation Form
8. Legal Description
9. Property Deed
10. Proof of payment of taxes
11. Environmental Assessment (Ecological Survey Report)
12. Property Owner Affidavit
13. $1,600 Preliminary Plat Application check

+1 (352) 333-3233
Holly@conceptcompanies.net
1449 SW 74th Drive Suite 200
Gainesville, FL, 32607
United States

If you have any questions or need any additional information to complete this submittal, please contact me via email or my cell phone listed below.

Yours Sincerely,

Holly Irish, PE, AICP
Vice President
(352) 283-4942

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Holly@conceptcompanies.net
1449 SW 74th Drive Suite 200
Gainesville, FL, 32607
United States

City of ALACHUA
the good life community

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z; CC

Major Subdivision – Preliminary Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Convergence Research Park Residential Phase 4
2. Pre-Application Conference Date: 6/18/2025
3. Neighborhood Meeting Date: 9/16/2025
4. Phase/Unit Number (if applicable): N/A
5. Number of proposed lots/dwelling units: 60 lots
6. Housing Type (i.e., attached/detached units): Detached units, Single Family
7. Address of Subject Property: 13506 NW Convergence Cir, Alachua, FL 32615
8. Parcel ID Number(s): 03929-005-000
9. Existing Use of Property: Vacant
10. Future Land Use Map Designation: Corporate Park District
11. Zoning Designation: Corporate Park District
12. Acreage: 10.60 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Holly Irish, PE, AICP Title: Vice President of Planning & Design
   Company (if applicable): Vector Civil Engineering, LLC
   Mailing address: 1449 SW 74th Drive, Suite 200
   City: Gainesville State: Florida ZIP: 32607
   Telephone: (352) 283-4942 FAX: _____ e-mail: holly@conceptcompanies.net
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Split Oak Alachua Investments, LLLP
   Mailing Address: 1449 SW 74th Drive, Suite 200
   City: Gainesville State: Florida ZIP: 32607

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☐ No
   If yes, list names of all parties involved: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?

If no, contact the Public Services Department at 386-418-6140. ☐ Yes ☐ No

D. ATTACHMENTS

1. Plans, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 200 feet and one (1) inch equal to 50 feet for detailed plan sheets.
   c. Proposed name of subdivision.
   d. Name, address, telephone number, and email address of the property owner, agent (if applicable), and developer.
   e. Name, address, telephone number, email address, and registration numbers of surveyor of record and professional engineer of record.
   f. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   g. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties, section lines and quarter section lines. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet.
   h. Legal description of the property to be subdivided.
   i. Zoning of all adjacent property.
   j. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
   k. Preliminary layout of subdivision including, at a minimum, the location of streets, easements, lot lines with approximate dimensions, building setbacks for all lots, and land to be reserved or dedicated for public or common uses.
   l. Lot numbers. Additional phases of existing subdivisions shall continue numbering from previous phases.
   m. Proposed method of water supply, sanitary sewer disposal, and electric service.
   n. Natural features, including streams; lakes; wetlands; water courses; and required buffers from such features dimensioned on the preliminary plat; wooded areas; and land designated as a special flood hazard area on FEMA FIRM panels.
   o. Surface drainage and direction of flow and method of detention and retention.
   p. Inscription stating "NOT FOR FINAL RECORDING".

2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy).

4. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

5. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations;
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and a copy of the mailing labels or list of those who received written notice; and,
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

6. If the development will include single family or multifamily residential uses, City of Alachua Public School Student Generation Form.

7. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

8. Proof of ownership (i.e., copy of deed).

9. Proof of payment of taxes.

10. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

11. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

All applicable attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Holly Irish
Signature of Applicant

Signature of Co-applicant

Holly Irish, Vice President of Planning & Design
Typed or printed name *and title* of applicant

N/A
Typed or printed name *and title* of co-applicant

STATE OF Florida
COUNTY OF Alachua

This affidavit is acknowledged before me by means of ✓ physical appearance or ___ online notarization on this 7th day of October, 2025 by Holly Irish, who is/are personally known to me, or ___ who has/have produced _____ as identification.

Brian Block
Signature of Notary Public

BRIAN BLOCK
Commission # HH 532182
Expires July 21, 2028

(Seal)

PROPERTY OWNER AFFIDAVIT

Owner Name: Split Oak Alachua Investments, LLLP			
Address: 1449 SW 74th Drive, Suite 200 Gainesville, FL 32607	**Phone:** (352) 333-3233		
Agent Name: Holly Irish			
Address: 1449 SW 74th Drive, Suite 200 Gainesville, FL 32607	**Phone:** (352) 333-3233 ext. 206		
Parcel No.: 03929-005-000			
Acreage: 10.60 acres	S: 23	T: 8 South	R: 18 East

Requested Action:
This affidavit authorizes Vector Civil Engineering, LLC to act on behalf of Split Oak Alachua Investments, LLLP to submit all relevant development applications pertaining to the subdivision of the above referenced property.

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Split Oak Alachua Investments, LLLP,
a Florida limited liability limited partnership
By: Split Oak Holdings, LLLP,
a Florida limited liability limited partnership
its General Partner
By: Concept Development, Inc.,
a Florida corporation
Its General Partner

By: _____
Brian S. Crawford, C.E.O.

Date: 10/2/2025

The foregoing Affidavit was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 2nd day of October, 2025, by Brian S. Crawford, C.E.O. of Concept Development, Inc., General Partner of Split Oak Holdings, LLLP, General Partner of Split Oak Alachua Investments, LLLP. He [ ] is personally known to me or [ ] has produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
BRIAN BLOCK
Commission # HH 532182
Expires July 21, 2028

_____
Signature of Notary Public, State of Florida

NOTARY SEAL

City of ALACHUA
the good life community

FOR OFFICE USE ONLY
Case #: _____
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   Company (if applicable): Vector Civil Engineering, LLC
   Mailing address: 1449 SW 74th Drive, Suite 200
   City: Gainesville State: Florida ZIP: 32607
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If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

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   g. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties, section lines and quarter section lines. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet.
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   l. Lot numbers. Additional phases of existing subdivisions shall continue numbering from previous phases.
   m. Proposed method of water supply, sanitary sewer disposal, and electric service.
   n. Natural features, including streams; lakes; wetlands; water courses; and required buffers from such features dimensioned on the preliminary plat; wooded areas; and land designated as a special flood hazard area on FEMA FIRM panels.
   o. Surface drainage and direction of flow and method of detention and retention.
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Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Holly Irish
Signature of Applicant

Signature of Co-applicant

Holly Irish, Vice President of Planning & Design
Typed or printed name *and title* of applicant

N/A
Typed or printed name *and title* of co-applicant

STATE OF Florida
COUNTY OF Alachua

This affidavit is acknowledged before me by means of ✓ physical appearance or ___ online notarization on this 7th day of October, 2025 by Holly Irish, who is/are personally known to me, or ___ who has/have produced _____ as identification.

Brian Block
Signature of Notary Public

BRIAN BLOCK
Commission # HH 532182
Expires July 21, 2028

(Seal)

VECTOR
CIVIL ENGINEERING

Concurrency Impact Analysis

Date: March 24, 2026

To: City of Alachua Planning & Zoning Division

From: Holly Irish, PE, AICP

RE: Canopy Trace

This application proposes a 60-lot single-family residential subdivision. The project area is approximately 10.60 acres, located on a portion of Alachua County tax parcel number 03929-005-000. The proposed development has a Future Land Use designation of Corporate Park District and a Zoning designation of Corporate Park (CP).

Per Subsection 2.4.14(G) of the City of Alachua Land Development Regulations, proposed developments shall be evaluated in comparison to the current capacity of the available public facilities. This analysis utilizes the City of Alachua October 2025 Development Monitoring Report and Comprehensive Plan, Capital Improvements Element and Recreational Element, to estimate capacity.

Table 1 – Trip Generation for Proposed Development

Land Use	ITE Land Use Code	Variable (Dwelling Units)	Daily Total	AM Peak			PM Peak		
Single Family Detached Housing	210	60	566	Total	In	Out	Total	In	Out
				42	11	32	56	36	21
Source: ITE Trip Generation Manual, 11th Edition									

The affected roadways for this development are located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, per Subsection 2.4.14(H)(2) of City Land Development Regulations. The two affected roadways for this site are Segment 4, US 441 from CR 25A East Intersection to SR 235 and Segment 13, CR 241 from CR 235 to South City Limit. The capacities for each segment are provided in Table 2 below.

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Table 2 – Traffic Capacity Segments (Preliminary & Final Development Orders)

Roadway Segment	Segment 4		Segment 13	
	US 441		US 241	
	CR 25A East Intersection to SR 235		CR 235 to South City Limit	
	AADT	PM	AADT	PM
Maximum Service Volume[1]	45,700	4,110	20,880	1,881
Existing Demand[1]	17,700	1,559	6,618	418
Projected & Reserved Capacity[1]	11,046	1,004	1,714	136
Available Capacity[1]	16,954	1,547	12,548	1,327
Projected Trip Generation[2]	283	28	283	28
Available Capacity after Proposed Project	16,671	1,519	12,265	1,299

1. *City of Alachua January 2026 Development Monitoring Report, Table 2-b*
2. *Assumes total daily trips are split 50% for Segment 4 and 50% for Segment 13*

The proposed development can be supported by the existing roadway capacity and will not negatively impact the Level of Service Standards.

Table 3 – Potable Water Impacts (Preliminary & Final Development Orders)

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,565,500
Projected & Reserved Capacity[2]	521,864
Available Capacity[1]	912,636
Percentage of Permitted Design Capacity Utilized[1]	69.58%
Projected Potable Water Demand from Proposed Project[2]	16,500
Available Capacity after Proposed Project	896,136

1. *City of Alachua January 2026 Development Monitoring Report, Table 3-b*
2. *City of Alachua Comprehensive Plan, Capital Improvements Element, Objective 1.2. Formula = 275 GPD * proposed number of dwelling units*

The proposed development can be supported by the existing potable water capacity and will not negatively impact the Level of Service Standards.

Table 4 – Sanitary Sewer Impacts (Preliminary & Final Development Orders)

System Category	Gallons Per Day
Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Flows[1]	813,000
Projected & Reserved Capacity[1]	483,435
Available Capacity[1]	203,565
Percentage of Permitted Design Capacity Utilized[1]	86.43%
Projected Sanitary Sewer Demand from Proposed Project[2]	15,000
Available Capacity after Proposed Project	188,565

1. *City of Alachua January 2026 Development Monitoring Report, Table 4-b*
2. *City of Alachua Comprehensive Plan, Capital Improvements Element, Objective 1.2. Formula = 250 GPD * proposed number of dwelling units*

The proposed development can be supported by the existing sanitary sewer capacity and will not negatively impact the Level of Service Standards.

Table 5 – Solid Waste Impacts (Preliminary & Final Development Orders)

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Projected & Reserved Capacity[1]	31,268.48	5,706.50
New River Solid Waste Facility Anticipated Capacity[1]	30+ Years	
Solid Waste Generated by Proposed Project[2]		113.88

1. City of Alachua January 2026 Development Monitoring Report, Table 5-b
2. Bureau of Economic & Business Research, University of Florida, Estimates of Population (2024); Policy 2.1.a, CFNGAR Element.
*Formula: 2.6 persons per dwelling unit * 0.73 tons per year*

The proposed development can be supported by the existing solid waste capacity and will not negatively impact the Level of Service Standards.

Table 6 – Recreation Impacts (Preliminary & Final Development Orders)

System Category	Acreage
Current Recreation Acreage[1]	135.48
Less Existing Demand[1]	56.48
Projected Reservations & Reserved Capacity[1]	20.49
Available Capacity[1]	58.51
Proposed Recreational Demand[2]	0.78
Available Capacity after Proposed Project	57.73

1. *City of Alachua January 2026 Development Monitoring Report, Table 6-c*

2. *City of Alachua Comprehensive Plan, Recreation Element, Objective 1.2.b. Formula = (5 acres/1,000 persons) * number of dwelling units * 2.6 persons per dwelling unit*

The proposed development can be supported by the existing Recreational capacity and will not negatively impact the Level of Service Standards.

Table 7 – Public School Capacity Reservations

Land Use	Units	Elementary		Middle		High	
		Multiplier[1]	Total	Multiplier[1]	Total	Multiplier[1]	Total
Single Family Detached Housing	60	0.12	7	0.06	4	0.09	5

1. *City of Alachua January 2026 Development Monitoring Report, Table 7-b*

The proposed devcelopment would generate an additional 16 students, throughout elementary, middle and high school.

Summary of Analysis:
The proposed development does not exceed the capacity of the public facilities available to the project. The Level of Standards are not anticipated to decline based on these findings.

Comprehensive Plan Analysis

This application is for a 60-lot single-family detached residential subdivision on Alachua County Tax Parcel 03929-005-000. The site is located south of the San Felasco Parkway and is part of subject CP zoning district for the area. The onsite Future Land Use (FLU) category is Corporate Park District, and the Zoning district classification is Corporate Park (CP).

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each.

Future Land Use Element
Objective 1.4: Corporate Park

The City shall establish Corporate Park as a mixed-use land use category. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

1. Provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and
2. provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

This application seeks to permit 60 single-family residential lots, as a part of the subject CP zoning district. The project site is directly adjacent to a biotechnology facility and a single-family residential subdivision. The surrounding area includes a mix of uses such as research and development, biotechnology industries, professional offices, retail sales, service, and a variety of housing types. The site is located east of CR 241, a major collector, and south of US Hwy 441, a principal arterial.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail

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sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

The proposed 60-lot single-family residential subdivision is consistent with the intent of the Corporate Park FLU designation and satisfies the objectives of this policy by providing a compatible development pattern.

The subject property is in an area where existing and planned land uses include a mix of residential and non-residential development. The introduction of single-family residential at this location supports the policy intent by providing residential opportunities within the district which may serve employees in nearby commercial, office, and industrial businesses. The proposed density and scale are consistent with surrounding development patterns and do not introduce impacts that would be incompatible with adjacent properties. Existing infrastructure including roadways, utilities and stormwater management are in place and accommodate the proposed development.

Policy 1.4.f: The City shall develop performance standards for uses in the Corporate Park land use category in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The proposed subdivision is designed to meet the intent of this Policy by providing integrated vehicular and non-vehicular access that supports connectivity, mobility, and compatibility with the surrounding area.

Vehicular access to the site is provided via a primary access point connecting to the existing roadway network, which is designed to safely and efficiently accommodate anticipated traffic volumes. The internal street network will be constructed to City standards and is designed to promote connectivity within the development and allow for potential future interconnection with adjacent properties, where feasible. While cross-access to adjacent parcels is feasible, no formal agreements are in place currently. Connections will be incorporated as appropriate during final design or as coordinated with adjacent property owners.

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With respect to non-vehicular access, the proposed subdivision will include sidewalks along internal roadways consistent with City requirements, providing safe and continuous pedestrian circulation throughout the development. These facilities will connect to the external sidewalk and roadway network along San Felasco Parkway, allowing for pedestrian and bicycle access to adjacent areas and supporting broader connectivity within the subject Corporate Parking district and surrounding districts.

2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;

The proposed subdivision is designed to provide appropriate buffering from adjacent existing and potential uses, consistent with the intent of the Comprehensive Plan. Buffering is provided through a combination of building setbacks and landscape areas. These measures are intended to minimize potential visual, noise, and activity impacts while creating a compatible transition between uses. Perimeter landscaping will be installed in accordance with City standards and will include a mix of canopy trees, understory trees, and shrubs to establish necessary buffers.

3. Open space provisions and balance of proportion between gross floor area and site size;

The site will meet or exceed the area of required open space which balances between the proportion of residences and open space. Designated open space areas are illustrated on the preliminary plat and will be further detailed with subsequent landscape plans submitted as part of the construction plans process.

4. Adequacy of pervious surface area in terms of drainage requirements;

The proposed subdivision will utilize an existing offsite master stormwater management system. Calculations illustrating compliance with the existing stormwater system will be provided as part of the construction plans process.

5. Placement of signage;

The location of signage will be addressed during future stages of the project and will adhere to applicable code requirements.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve

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the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;

Site lighting will be designed in such a way that provides adequate lighting for the safety of the residents while minimizing light trespass on adjacent properties. Site lighting plans illustrating compatibility will be provided as part of the construction plans process.

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;

The proposed subdivision has been designed to address circulation safety through a combination of roadway design, pedestrian infrastructure, and site layout considerations. These design elements create a safe and functional circulation system that addresses pedestrian and vehicular safety consistent with the intent of the policy.

The internal street network is configured to promote low-speed vehicular travel by local residential street standards, with specific traffic calming measures to be designed during the construction plan phase. Street geometry, including intersection spacing and driveway alignment, is designed to provide clear sight lines and predictable traffic movements.

Sidewalks will be provided along internal roadways in accordance with City standards, creating a continuous and defined pedestrian network separated from vehicular travel lanes. Pedestrian crossings will be located at key points within the subdivision, allowing for safe and visible crossing opportunities. These crossings will be designed in compliance with applicable accessibility standards.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;

Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

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9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;

Soils for the site have been found to be conducive for the proposed development. Existing vegetation will be utilized in the proposed design to the extent feasible. There are no known features of historic significance onsite.

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design;

Not applicable.

11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,

The proposed single-family residential subdivision is consistent with the intent of this Policy by contributing to a balanced and functional mix of uses within the Corporate Park zoning district without undermining the area's employment-generating potential.

While the Corporate Park designation is intended to support employment uses, it also allows for residential development. The proposed subdivision represents a portion of this overall Corporate Park district and does not occupy key sites that are more suitable for non-residential development, such as parcels with greater visibility, frontage, or access to major roadways. The subject property's location, which is adjacent to existing residential development and situated away from primary commercial corridors, makes it appropriate for residential use. This allows more strategically located parcels within the Corporate Park district to be developed as non-residential.

12. Complementary residential uses.

The proposed 60-lot residential subdivision is consistent with the intent of this policy by functioning as a supporting residential component within the broader mixed-use area Corporate Park district, without precluding the development of future non-residential uses within the district. The subject property represents one portion of a larger area where both residential and non-residential development are occurring and planned.

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The proposed subdivision is in proximity to existing and planned future non-residential development, including the biotechnology facility to the east and future commercial areas to the north. These uses provide the employment and service components necessary to support a mixed-use environment. Additionally, the site design incorporates connectivity to the surrounding transportation network, including pedestrian and vehicular access, which supports interaction between residential and non-residential areas.

The proposed subdivision represents a portion of this overall Corporate Park district and does not occupy key sites that are more suitable for non-residential development, such as parcels with greater visibility, frontage, or access to major roadways. The subject property's location, which is adjacent to existing residential development and situated away from primary commercial corridors, makes it appropriate for residential use.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

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Buffers are not required between the proposed residential development and adjacent land uses. Existing vegetation will be maintained to the extent possible. Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

Policy 2.4.c: Tree Protection: Heritage Trees and Champion Trees – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Existing vegetation will be maintained to the extent possible. Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

Policy 2.4.d: Tree Protection: Regulated Trees – The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Existing vegetation will be maintained to the extent possible. Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

Policy 2.4.e Tree Protection: Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Existing vegetation will be maintained to the extent possible. Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

The proposed development will meet the minimum open space requirements established in Section 6.7 of the City of Alachua Land Development Regulations. Detailed landscaping plans will be provided as part of the construction plans process.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

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Designated open space areas will be detailed as part of the construction plans process.

Objective 2.7: Discouragement of Urban Sprawl: The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

The proposed subdivision is consistent with this Objective, which seeks to discourage urban sprawl, by promoting contiguous development within a designated growth area supported by existing and planned infrastructure. The Corporate Park district is intended for coordinated development that includes a mix of employment and supporting uses. The proposed residential subdivision represents a contiguous extension of development within this designated growth area, rather than an isolated pattern of development. As such, it does not contribute to the outward expansion of urbanized areas into previously undeveloped or rural lands.

The development will utilize and extend existing infrastructure systems, including roadway access and utility services. The introduction of residential uses within proximity to employment-oriented areas can reduce vehicle miles traveled and promote a job-housing balance, further aligning with the intent of discouraging urban sprawl.

Objective 4.1: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

The proposed single-family residential subdivision is consistent with this Objective by providing a development pattern that is compatible with surrounding existing and future land uses and supports the orderly development of the Corporate Park zoning district.

The subject property is currently vacant but is situated within an area characterized by a mix of residential and non-residential uses. Existing single-family residential development is located to the west and south, while an existing commercial development is located to the east. Properties to the north are designated for future development. The proposed subdivision provides a logical transition between these uses by introducing a residential development pattern that is consistent in scale and intensity with adjacent residential areas while remaining compatible with nearby commercial uses. The Corporate Park zoning district allows for a mix of residential and non-residential uses, supporting an integrated land use pattern. The proposed single-family residential development contributes to this mix by providing housing opportunities within proximity to employment-generating uses.

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The design of the subdivision will incorporate required open space, landscaping, and infrastructure improvements in accordance with the City's Land Development Regulations. Future development of surrounding vacant parcels will occur in accordance with the Corporate Park zoning district and applicable Comprehensive Plan policies. The proposed subdivision does not preclude or constrain non-residential development and is designed to be compatible with anticipated future uses.

GOAL 5: Development Standards: The City shall include provisions through its Comprehensive Plan amendment process, development review process, and in its Land Development Regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

The proposed single-family residential subdivision will utilize existing and readily available public facilities. All aspects of the proposed development will adhere to the provisions provided in the Comprehensive Plan and Land Development Regulations.

Objective 5.1: Natural features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

There are no wetlands or flood areas onsite.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

The proposed development will minimize negative impacts on the natural terrain to the extent possible. The site will connect to an existing stormwater management facility to the west, an existing road network to the north, and an existing commercial development to the east. Modifications to natural topography will be limited to that required to connect to the surrounding areas in a safe and manageable manner.

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

The site is entirely made up of one soil type, Arredondo Fine Sand, 0-5% Slopes, per the Soil Conservation Service (SCS) soil survey for Alachua County. This soil type is conducive to the proposed development and will not require intervention measures.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

There are no FEMA flood prone areas onsite.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

There are no wetlands located onsite.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

The Ecological Survey Report prepared by Flatwoods Consulting Group, dated May 23, 2024, determined that no listed wildlife or plant species were observed on the project site. These findings are the result of both field review and desktop review of available data.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained.

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A Concurrency Impact Analysis has been completed and included with this application. Based on the City of Alachua October 2025 Development Monitoring Report, no facilities are anticipated to operate below the approved Level of Service following the development of the proposed project.

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

The proposed development will meet the level of service requirements for all public facilities including roadways, utilities, drainage, and public schools, in accordance with City standards. Detailed plans will be provided as part of the construction plans process.
Goal 9: Water and Wastewater Service: The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

The proposed development will connect to the City's water and wastewater systems.

Conservation and Open Space Element

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

The site is entirely made up of one soil type, Arredondo Fine Sand, 0-5% Slopes, per the Soil Conservation Service (SCS) soil survey for Alachua County. This soil type is conducive to the proposed development and will not require intervention measures.

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SOORYA LINDBERG
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ALACHUA FL 32615

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SPLIT OAK ALACHUA
INVESTMENTS LLLP
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GAINESVILLE FL 32607

CONCEPT COMPANIES

August 28, 2025

To: Neighbors of Tax Parcel 03929-005-000
From: Concept Companies, Inc.
Date: Tuesday, September 16, 2025
RE: Neighborhood Meeting Public Notice

Dear Neighbor:

A neighborhood meeting will be held to discuss a preliminary plat application by Concept Companies, Inc. for a proposed single-family residential subdivision of approximately 60 lots. The proposed project is located on Tax Parcel Number 03929-005-000 in the City of Alachua, Florida and is approximately 10 acres in size.

Meeting Details:
DATE: Tuesday, September 16, 2025
TIME: 5:00 PM
PLACE: Meeting Room of the Alachua Branch Library
14913 NW 140th Street, Alachua, FL 32615

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposed subdivision and to seek their comments.

Thank you, and we look forward to seeing you at the meeting. In the interim, please do not hesitate to contact me via email at holly@conceptcompanies.net.

Sincerely,

Holly Irish

Holly Irish, PE, AICP

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Community Corner

Meetings & Events in the Heartlands

Community Calendar event submissions

Want to place your upcoming event(s) in our weekly Community Calendar?
Email your events to: editor@alachuatoday.com
Include basic details such as who, what, where and when.
Deadline for submission is Monday at 2 p.m.

Please note: Profitable events are handled through our advertising department. Contact: ads@alachuatoday.com

■ **Aug. 28: Come join the Alachua Business League** on Thursday, Aug. 28, starting at 6:00p.m. at The Good Life Station on Main Street in Alachua for an opportunity to be introduced to what Minerva Santiago with Legally Remote, PLLC can do for you. They provide estate planning and elder law services and are dedicated to easing the anxiety of planning with personalized, high caliber services tailored to your unique needs. Come meet and mingle and gather some important information. Light refreshments will be served.

■ **Sept. 1: Flood Map Changes Workshop –** A public meeting is scheduled from 11 a.m. – 2 p.m. at Alachua County Public Works, 5620 NW 120th Lane, Gainesville. Changes to these maps may impact insurance and mortgage costs. To locate your property on the proposed maps, visit the Suwannee River Water Management District's online map viewer. For questions or assistance with submitting a comment, contact Alachua County Public Works Engineering Tech Taurol Holmes at 352-374-5245, ext. 1303, or email tholmes@alachuacounty.us.

■ **Sept. 5: A. L. Mebane High School Alumni Tailgate Party.** Calling all A. L. Mebane High School Alumni Athletes, Cheerleaders, Band and Chorus Members. If you graduated from A. L. Mebane High School Classes of 1957-1970, we would like for you to join us for a tailgate party at Santa Fe High School Football game Friday, Sept. 5 at 6 p.m. Then be recognized on the field by name for your athletic or fine arts field. There will be special parking, paid admission, tailgating and recognition on Raider Field. Please contact Horace Jenkins 352-870-0783, by Thursday, Aug. 28, if you can join us.

■ **Sept. 15: Come join the Alachua Business League** on Monday, Sept. 15 at The Good Life Station on Main Street in Alachua for another installment of our Success Series Workshop on "How to Scale your Business with AI and Agentic Workflows" with Quang Tran. Connect with fellow entrepreneurs, gain insights from industry experts and unlock your business's full potential. Please register at https://alachuabusiness.com/workshop-registration. Starts at 6 p.m. and all are welcome. It's free for Alachua Business League members and only $20 for non-members. Light refreshments will be served

■ **Sept. 17 & Oct. 15: High Springs AARP Chapter meeting –** AARP is encouraging area seniors to visit the September and/or October meeting(s) in an attempt to increase chapter membership. As incentive, new visitors attending either of these two meetings will be treated to a free covered-dish luncheon. Existing High Springs AARP Chapter members are encouraged to participate in these two meetings as well to help prospective new members get to know what AARP is all about. AARP meetings are at St. Madeleine's Catholic Church, 17155 N.W. Highway 441 in High Springs. A meet and greet begins at 10:30 a.m. with a Business Meeting at 11 a.m. A covered-dish luncheon follows immediately thereafter. For questions call Gloria James at 386-454-9834 or email her at jamesg10@aol.com. The High Springs AARP Chapter meets the third Wednesday of the month from September – May.

■ **Sept. 20: Newberry's Fabulous 50s Festival –** The Newberry Main Street Organization is hosting the Fabulous 50s Festival from 4 – 7 p.m. in the Newberry Historic District (downtown). Vendor information will be announced soon online at https://newberrymainstreet.com/festivals. This event will include a car show, live music, a costume contest, vendors and a food court. Visitors are encouraged to visit historic district restaurants at this event: Honey's Main Street Cafe, Capricious, Farmhouse 1906, and Los Avina, and Two Sisters. Coffee Co. The Main Street Organization is welcoming sponsors for this festival. Interested parties may email Chris at president1.NMSOinfo@gmail.com to discuss sponsorship options.

■ **Oct. 1: Rise Above the River –** A benefit for the families of the Santa Fe Bar, sponsored and hosted by the High Springs Lions Club, 26900 N. U.S. Highway 27, High Springs. This is a fundraiser to help with the bills incurred to get The Santa Fe Bar reopened. For more information, please call 386-454-4521 and leave a message.

■ **Oct. 3: Your Newberry Lions Roaring Retro Market** – This event by Ken McIntosh and Kevlyn McIntosh is taking place at the Alachua County Agriculture and Equestrian Center, 23100 West Newberry Rd., Newberry, beginning at 10 a.m. Antiques, unique, vintage and collectibles plus hand-crafted goodies. All under one roof in the large arena. Rain or shine! They will also be selling on Saturday, Oct. 4 from 8 a.m. – 3 p.m. The North Florida Antique Tractor Club will be joining in with an exhibition of farm equipment from yester-year! Food trucks will be on-sight as well.

■ **Oct. 11: Community Yard Sale** to be held at the High Springs Lions Club, 26900 N. US Highway 27. The event times are 8 a.m. – 2 p.m. The rain date is Saturday, Oct. 18. Christmas and craft vendors on a first come, first served basis for a 10 x 10 ft. space. Set up 6:45 a.m. – shoppers 8 a.m. No tables, canopies or power provided. Vendor fees are to be collected on the day of the event at $10 per 10 x 10 ft. space. For more information, please call 386-454-4521 and leave a message. Proceeds from this event will go to benefit High Springs Lions Club Childrens' Christmas Charities.

■ **Oct. 18: Fall Horticultural Expo & Plant Market –** Hosted by the Gainesville Garden Club, UF/IFAS Extension Alachua County Master Gardeners, and Paula Waterman, this free event runs from 9 a.m. to 4 p.m. at the Alachua County Agriculture and Equestrian Center, 23100 W. Newberry Road, Newberry. More than 75 vendors will be on site, along with native plant sales, Florida-friendly landscaping displays, wildflower seeds, nature exhibits, and gardening demonstrations. A Kidz Zone and food trucks will also be available. For details, visit www.ggcfl.org/horticulture-expo.

■ **Nov. 8: Newberry Fall Festival –** The Newberry Main Street Organization is hosting the Newberry Fall Festival from 10 a.m. – 4 p.m. in the Newberry Historic District (downtown). This festival will include live music, arts and crafts, a family fun zone, food trucks and more than 100 vendors. Vendors are encouraged to email Chris at president1.NMSOinfo@gmail.com to find vendor applications, which will be posted soon, and/or to discuss sponsorship opportunities.

■ **Fridays: High Springs Farmers Market** from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. For information on how to become a vendor contact Carol at 352-275-6346.

■ **Saturdays: The Newberry Farmers Market**, sponsored by the Main Street Organization. This market runs every Saturday from 8 – 12 p.m. and is located in downtown Newberry on the corner of Newberry Road and 254th Street. For further information, contact the Main Street Organization at newberrymainstreet.com.

■ **Tuesdays: Archer Farmers Market** from 3 – 7 p.m. on the grounds of the Archer Railway Depot Museum, 16994 S.W. 134th Avenue, Archer. Local farmers offer fresh vegetables, herbs, fruit, honey and plants. Artisan breads and jellies will also be available. Vendors are invited to submit applications and backyard gardeners with excess produce are welcome as well. The Museum will also be open. Vendor applications are available by email request at archerhistorical@gmail.com or by contacting

ATTENTION
TOWN OF LACROSSE
MEETING DATE CHANGED
to Monday, September 8 at 6 p.m. after First Budget Hearing
Located at 21651 N. SR 121
Lacrosse, Fla. 32658
If any questions, contact:
Town Clerk Phillips at (386) 462-2784

Neighborhood Meeting Notice

A neighborhood meeting will be held to discuss a preliminary plat application by Concept Companies, Inc. for a proposed single-family residential subdivision of approximately 60 lots. The proposed project is located on Tax Parcel Number 03929-005-000 in the City of Alachua, Florida and is approximately 10 acres in size.

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners about the nature of the project and to seek community feedback.

The meeting will be held on Tuesday, September 16, 2025, at 5:00 PM in the Meeting Room of the Alachua Branch Library, 14913 NW 140 St., Alachua, FL 32615.

Contact: Holly Irish, PE
Phone Number: (352) 333-3233 ext 206

(Published: Alachua County Today - August 28, 2025)

The Heartland Places of Worship

Alachua Church of Christ
14505 NW 145th Avenue

Sunday Bible Classes 9:00a.m.
Morning Worship at 10:00 a.m.
Wednesday Bible Class 7:00 p.m.
(386) 462-3326

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355

Forest Grove Baptist Church
Forest Grove Baptist Church
Glorify • Grow • Go
Worship with us
Sunday 9:00 am – Sunday School (onsite only)
10:15 am Morning Worship (onsite & live stream)
Wednesday 6:00 pm – Prayer & Bible Study
For children, youth, and adults (on-site only)
22575 NW 94th Ave, Alachua, Florida 32615
386-462-3921
www.forestgrovebaptistchurch.org

St. Madeleine Catholic Church
17155 NW HWY 441
High Springs, FL 32643
386-454-2358
Mass Times
Saturday Vigil: 5:00 p.m.
Sunday: 7:30 a.m. & 11:30 a.m.
CASH BINGO 2ND SATURDAY OF EACH MONTH

New St. Mary Missionary Baptist Church
13800 NE 158th Avenue, Alachua 32616
Rev. Daniel H. McNish, Pastor
Phone & Fax (386) 462-7129
Services: Sunday School 9:30 a.m.
Morning Worship 11 a.m.-1st, 2nd, 3rd Sunday
Quarterly 11 a.m. 4th Sun. Birthday Rally
Service; Tuesday Evening 7 p.m.
Prayer Meeting & Bible Study

St. Luke A.M.E. Church
Rev. Dr. Debra Walker King, Pastor
14950 Martin Luther King Blvd/Hwy 441
Alachua 32616
386.462.2732(church) 386.462.4396 (Fax)
Email: stlukealachua@gmail.com
Church School 9 a.m.
Morning Worship: 10 a.m.;
Bible Study: Wednesdays, 6:30 p.m. **via Zoom**
Theme: "The Church with an atmosphere of Healing"

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **CC – Neighborhood Meeting Notice – 09-16-2025**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **August 28, 2025**.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **30th day of August 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

CONCEPT COMPANIES

Single-Family Subdivision

Neighborhood Meeting

September 16, 2025

Purpose of Meeting

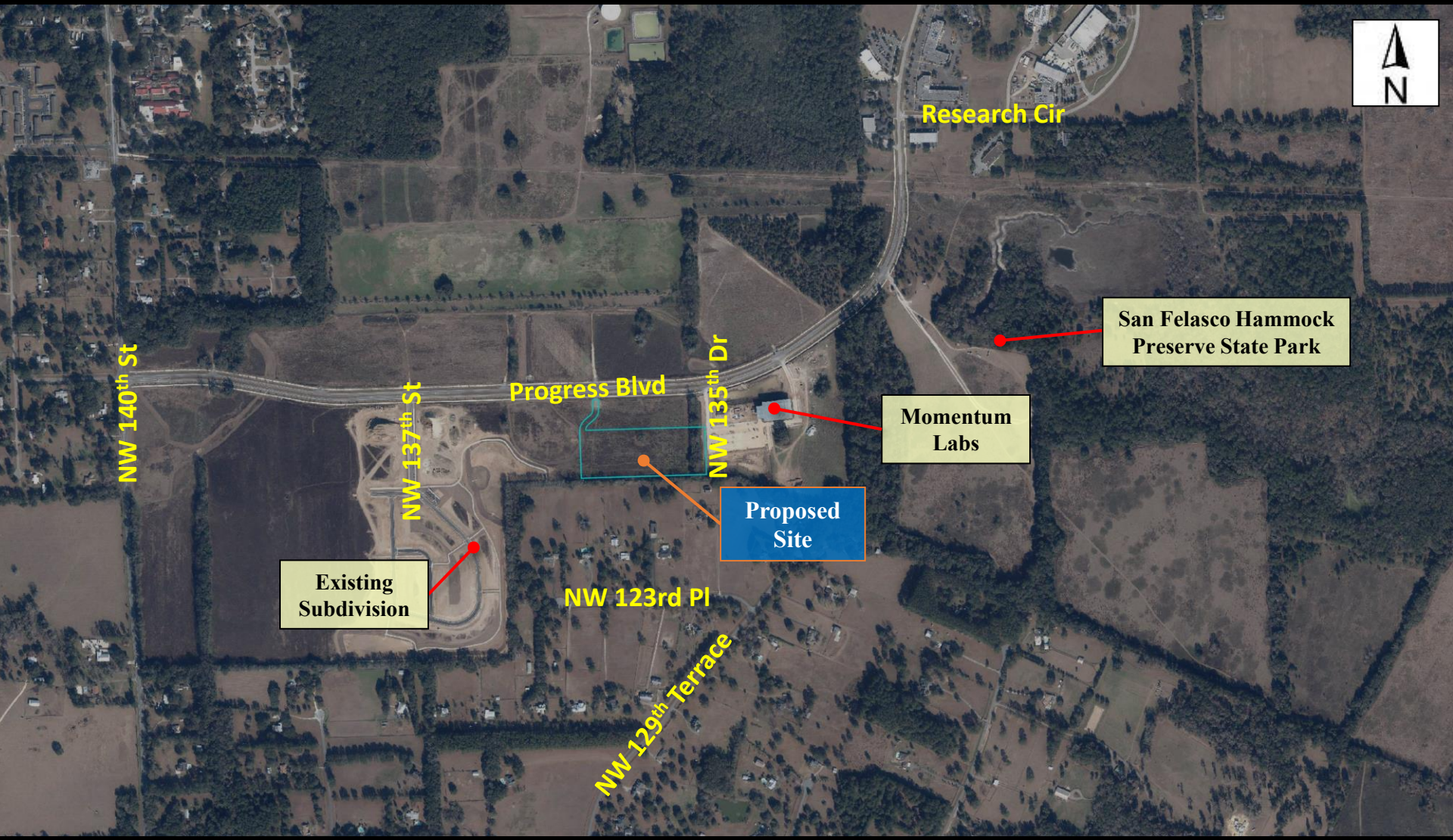
- Concept Companies, Inc. will submit a Preliminary Plat Application to the City of Alachua for this development. Should the Preliminary Plat be approved, Construction Plans and Final Plat submittals will follow.

- The proposed development plan seeks approval for a single-family residential subdivision of approximately 60 lots.

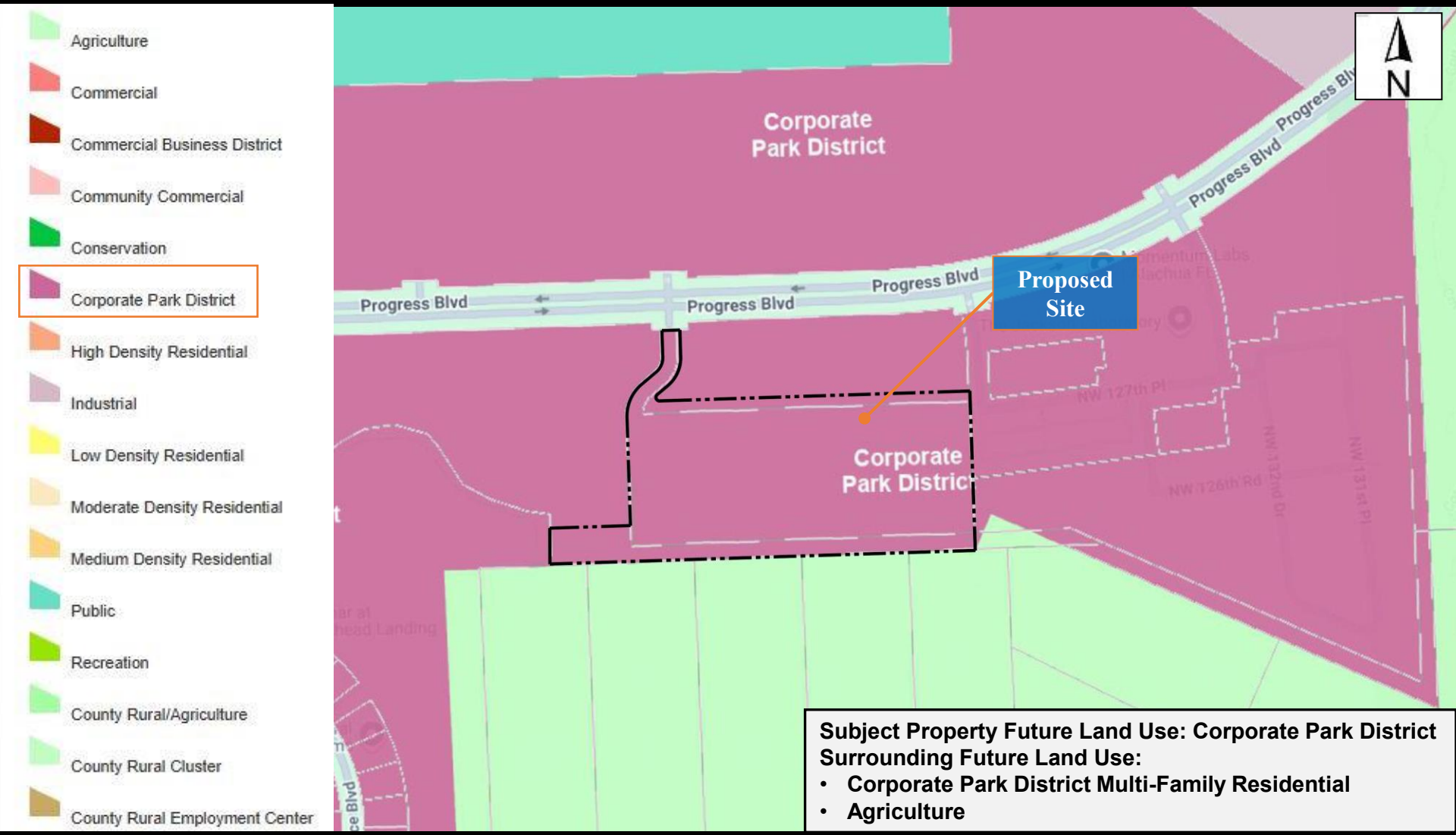
- A meeting invitation was sent to all property owners within 400 feet of the subject site, in addition to a separate list of property owners provided by the City.

- The conceptual plan shown in this presentation is preliminary only and is subject to change during the permitting process. This plan is not final and has not been approved by the City of Alachua.

Aerial


N
Research Cir
San Felasco Hammock Preserve State Park
Momentum Labs
Progress Blvd
NW 140th St
NW 137th St
NW 135th Dr
Proposed Site
Existing Subdivision
NW 123rd Pl
NW 129th Terrace

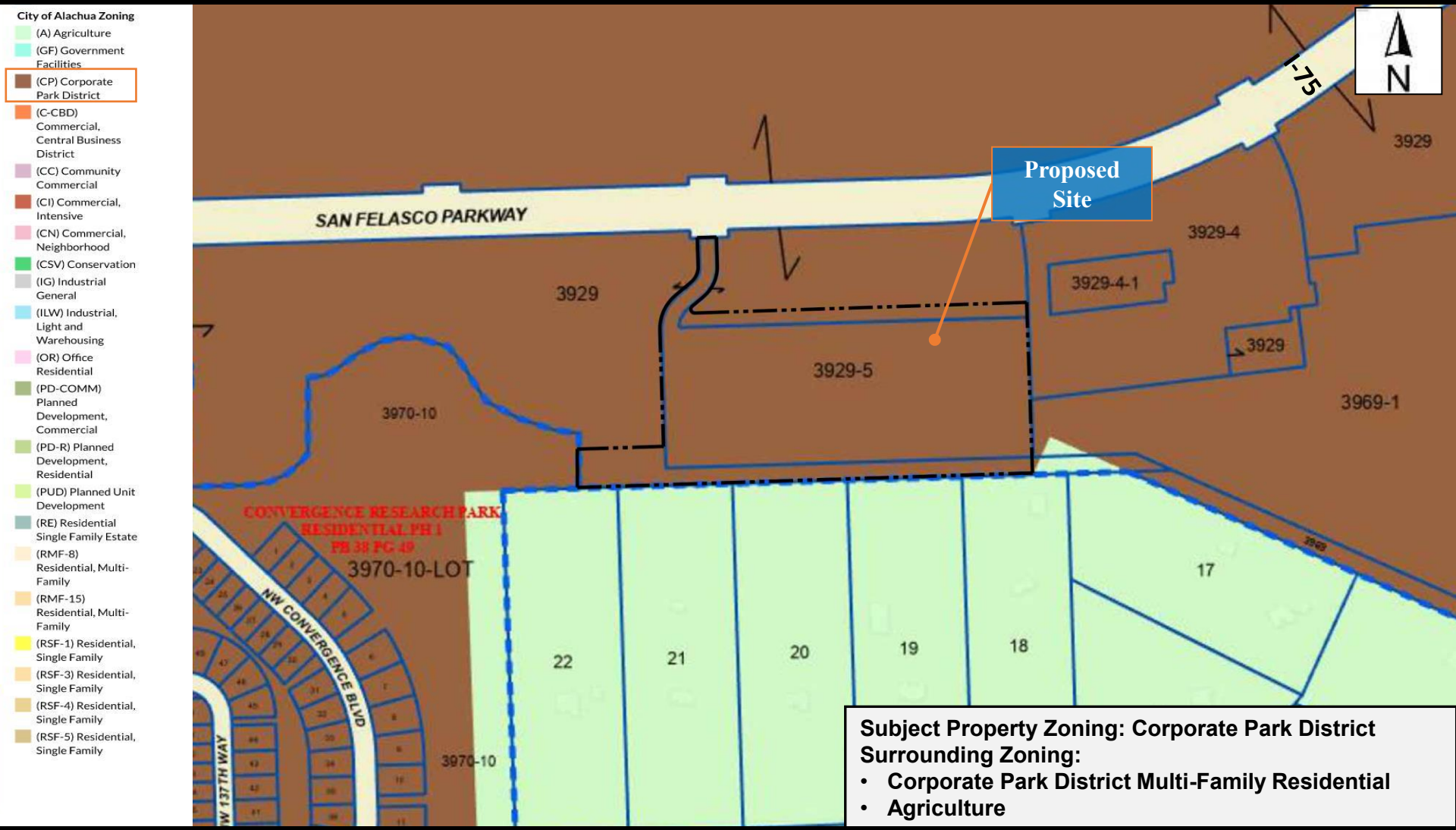
Future Land Use Map



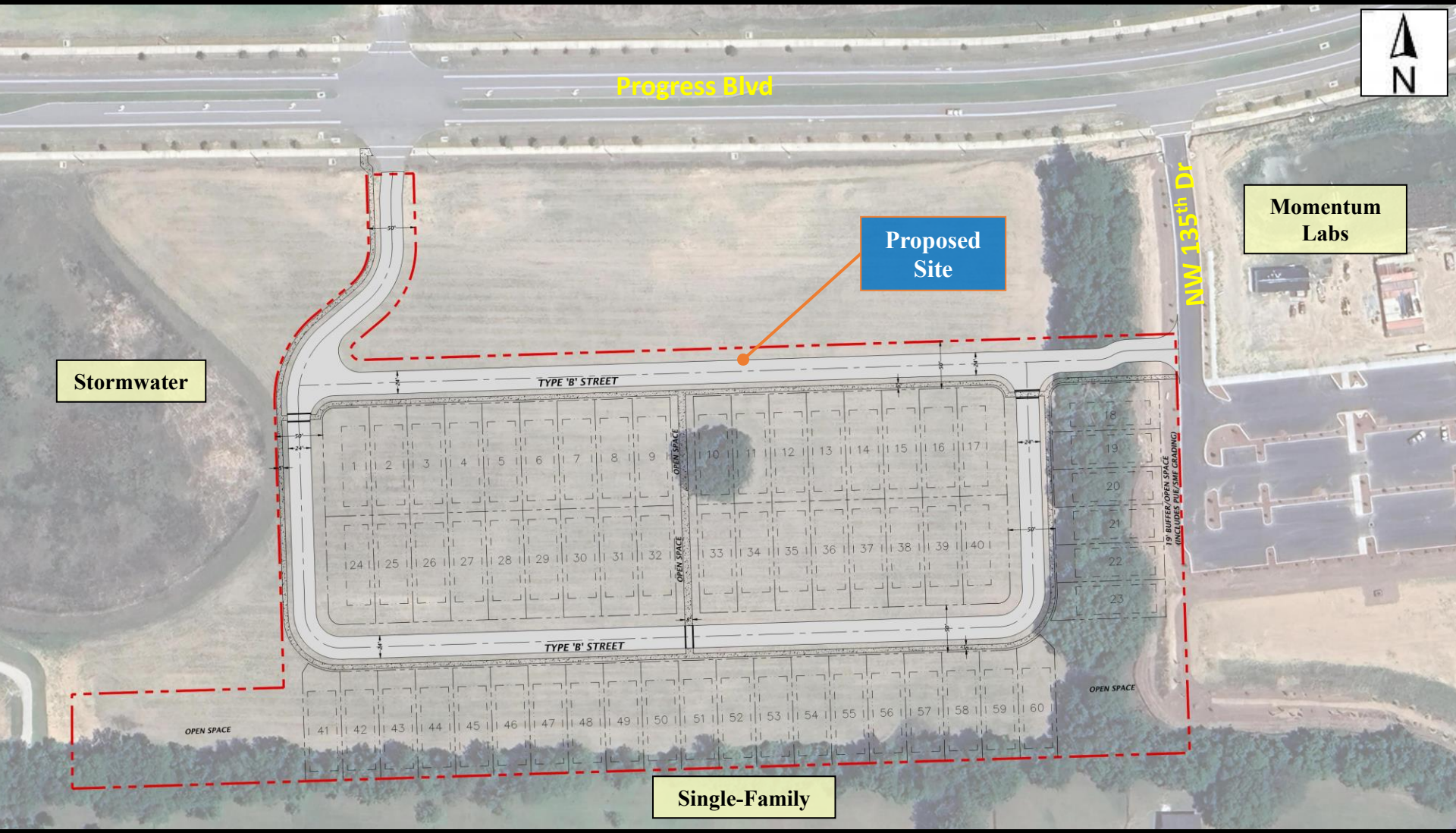
Subject Property Future Land Use: Corporate Park District
Surrounding Future Land Use:

- **Corporate Park District Multi-Family Residential**
- **Agriculture**

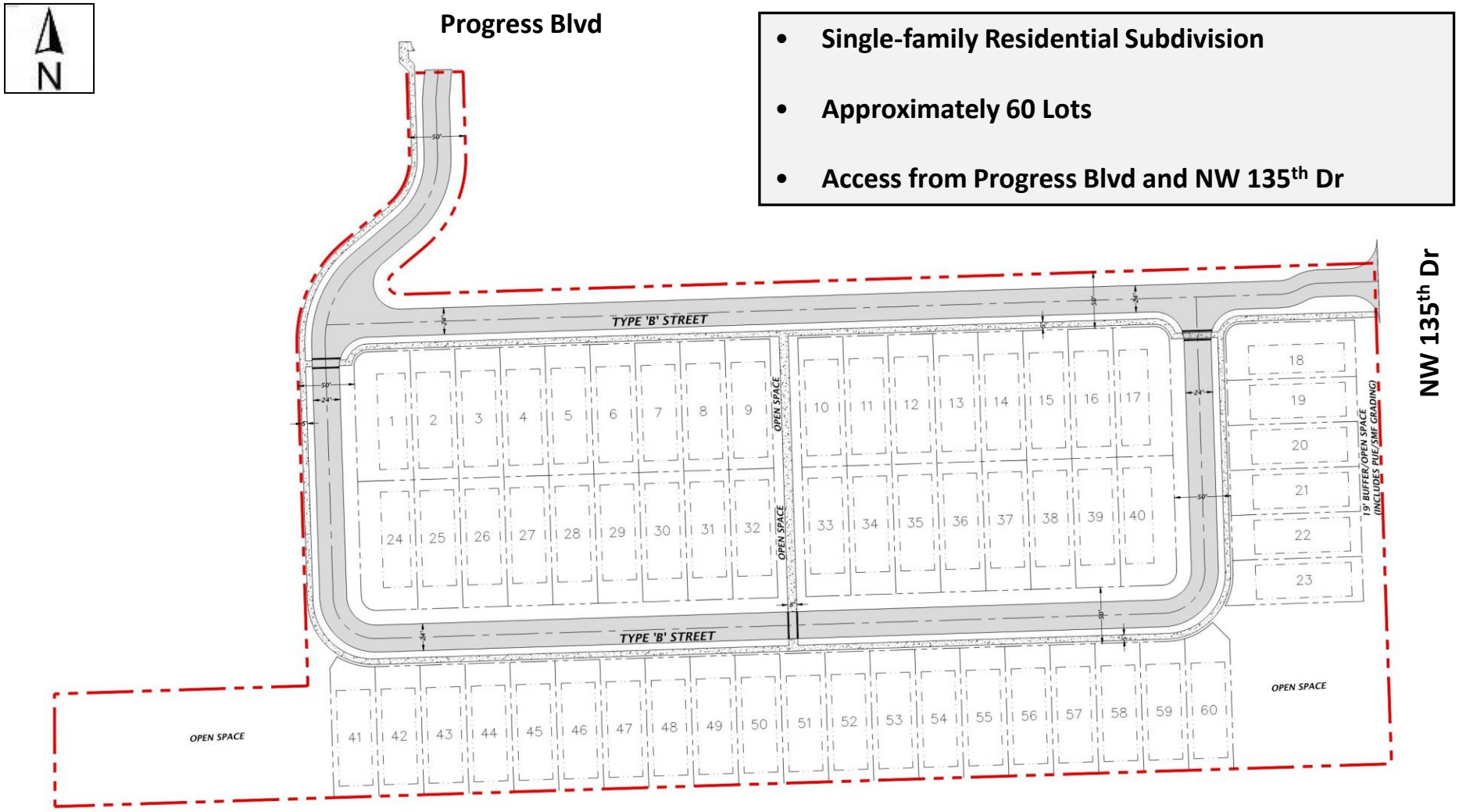
Zoning Map


City of Alachua Zoning
(A) Agriculture
(GF) Government Facilities
(CP) Corporate Park District
(C-CBD) Commercial, Central Business District
(CC) Community Commercial
(CI) Commercial, Intensive
(CN) Commercial, Neighborhood
(CSV) Conservation
(IG) Industrial General
(ILW) Industrial, Light and Warehousing
(OR) Office Residential
(PD-COMM) Planned Development, Commercial
(PD-R) Planned Development, Residential
(PUD) Planned Unit Development
(RE) Residential Single Family Estate
(RMF-8) Residential, Multi-Family
(RMF-15) Residential, Multi-Family
(RSF-1) Residential, Single Family
(RSF-3) Residential, Single Family
(RSF-4) Residential, Single Family
(RSF-5) Residential, Single Family
SAN FELASCO PARKWAY
I-75
N
Proposed Site
3929
3929-4
3929-4-1
3929-5
3970-10
3969-1
CONVERGENCE RESEARCH PARK RESIDENTIAL PH 1 PB 38 PG 49
3970-10-LOT
NW CONVERGENCE BLVD
NW 137TH WAY
22
21
20
19
18
17
3970-10
Subject Property Zoning: Corporate Park District
Surrounding Zoning:
• Corporate Park District Multi-Family Residential
• Agriculture

Aerial w/ Conceptual Overlay



Conceptual Site Plan



- Single-family Residential Subdivision
- Approximately 60 Lots
- Access from Progress Blvd and NW 135th Dr

CONCEPT COMPANIES

Thank You

Contact Info: Holly Irish, PE, AICP – (352) 333-3233

CONCEPT COMPANIES

Neighborhood Meeting
September 16, 2025
5:00 PM

For: Single-family residential subdivision

NAME	ADDRESS	PHONE NUMBER
Holly Irish	1449 SW 94th Dr Gainesville, FL 32607	
Boyn Busscher	15201 NW 147th Dr Ste 1200-352 Alachua FL 32615	
Donna M'Cord DARYN PAGE	12416 NW 129TH TER ALACHUA 32615	ddpagell@me.com
Laura Tipton	13002 NW 123rd Pl Alachua, FL 32615	ltgator86@gmail.com 352 215 8945

Convergence Research Park Residential Phase 4 – Preliminary Plat
Neighborhood Meeting Summary

Location: Meeting Room of the Alachua Branch Library
Date: Tuesday, September 16, 2025
Time: Start at 5:00 PM; Adjourned at approximately 5:40 PM
Presenter: Holly Irish, PE, AICP
Number of Attendees: Four, including presenter

A brief presentation was presented at the meeting. The presentation included an explanation of the intent of the project and a proposed subdivision layout. The following topics were discussed at the meeting:

1. Buffers – residents were curious about how the proposed buffers on this plan differ from previously approved development plans. It was communicated to the attendees that the proposed subdivision is based on current code requirements and this was understood by residents.
2. Lighting – residents asked about lighting standards. There was concern that the lighting from the subdivision may trespass into the existing communities. It was communicated that lighting requirements would be met, including limited or no trespass to adjacent properties. Further, given the layout of the subdivision, it is unlikely that lighting from the roadway will trespass onto adjacent residential properties.
3. Stormwater – residents asked how stormwater runoff would be handled. It was communicated that the development will be utilize an existing stormwater management pond, located west of the site.
4. Pricing of homes – residents asked about the target price of the homes. This information is unknown at this time and thus not communicated.
5. Homes in the subdivision to the west (Convergence Research Park Residential Phases 1-3) – residents asked about the sales price and general comparison for the homes proposed in Phases 1-3 vs the homes proposed in Phase 4. This information was unknown by the presenter and thus not communicated.
6. General feeling about the development – Although residents enjoy having the vacant land adjacent to their properties, residents seemed relatively accepting of the development, noting that the reduced number of dwelling units in comparison to the previously approved cottage development is preferred.
7. General information – residents south of the property noted that people have passed through their properties. They aren't sure where they are coming from or where they

are going. We hope that the connectivity provided by the proposed subdivision will eliminate any trespasses that may be occurring.

8. General information – residents request to be notified if surveyors will intend to be on their property. Although this was in relation to surveys completed for this project, it is a general statement that the City may want to address.

Note that the above list of topics are summaries only and are not intended to be a direct recap of the entire meeting.

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 10/07/2025

NAME & DESCRIPTION OF PROJECT Convergence Research Park Residential Phase 4

Preliminary Plat of a 60-lot Single-Family Detached Residential Subdivision

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 13506 NW Convergence Cir,

Alachua, FL 32615

Tax Parcel Numbers 03929-005-000

Acreage 10.60 acres

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 60
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

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

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	60	**units X 0.12 Elementary School Multiplier**	7	**Student Stations**
MIDDLE	60	**units X 0.06 Middle School Multiplier**	4	**Student Stations**
HIGH	60	**units X 0.09 High School Multiplier**	5	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

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

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

Name: Holly Irish, PE, AICP
Mailing Address: 1449 SW 74th Drive, Suite 200
Gainesville, FL 32607
Phone: (352) 283-4942
Email: holly@conceptcompanies.net

PROPERTY OWNER

Name: Split Oak Alachua Investments, LLLP
Mailing Address 1449 SW 74th Drive, Suite 200
Gainesville, FL 32607
Phone: (352) 333-3233
Email brian@conceptcompanies.net

CERTIFICATION

PROJECT NAME : Convergence Research Park Residential Phase 4 **PROJECT #:**

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

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

Elementary SCSA Northwest Alachua Capacity Required

☐ Capacity Available Available Capacity

☐ Capacity Available in 5 yrs* Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

Middle SCSA Mebane Capacity Required

☐ Capacity Available Available Capacity

☐ Capacity Available in 5 yrs* Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

High SCSA Santa Fe

☐ Capacity Available Available Capacity

☐ Capacity Available in 5 yrs* Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

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

Date:

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

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

DESCRIPTION: (PER THIS SURVEYOR)

A TRACT OF LAND, SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 88°13'04" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 1022.17 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE F.R. SANCHEZ GRANT & THE NORTHERLY LINE OF SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°10'00" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND SAID NORTHERLY LINES, A DISTANCE OF 245.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°10'00" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND SAID NORTHERLY LINES, A DISTANCE OF 1188.29 FEET TO A NORTHERLY BOUNDARY CORNER OF CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "38", PAGES 49 THRU 51 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID LINES, NORTH 00°17'52" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 100.06 FEET; THENCE, DEPARTING SAID WESTERLY BOUNDARY LINE, NORTH 88°09'39" EAST, A DISTANCE OF 225.35 FEET; THENCE NORTH 01°50'21" WEST, A DISTANCE OF 303.38 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 115.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°56'02" EAST, 98.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°23'52", AN ARC LENGTH OF 101.85 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°48'04" EAST, A DISTANCE OF 54.46 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 52.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°58'52" EAST, 45.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'38", AN ARC LENGTH OF 46.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 01°50'21" WEST, A DISTANCE OF 74.47 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (RIGHT OF WAY VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 01°50'21" EAST, A DISTANCE OF 74.35 FEET TO THE BEGINNING OF A CURVE NORTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°58'54" WEST, 88.85 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'30", AN ARC LENGTH OF 91.93 FEET TO THE END OF SAID CURVE; THENCE SOUTH 49°48'04" WEST, A DISTANCE OF 38.55 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 21°01'08" EAST, 18.89 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 141°38'25", AN ARC LENGTH OF 24.72 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°09'39" EAST, A DISTANCE OF 866.60 FEET TO THE WEST BOUNDARY LINE OF OFFICIAL RECORDS BOOK 5002, PAGE 1357, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°58'30" EAST, ALONG THE SAID WEST BOUNDARY LINE, A DISTANCE OF 445.14 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 10.60 ACRES, MORE OR LESS.

SAID TRACT OF LAND BEING A PORTION OF TAX PARCEL 03929-000-000 AND TAX PARCEL 03929-005-000.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3557454 3 PG(S)
5/14/2024 8:36 AM
BOOK 5159 PAGE 259
J.K. JESS IRBY, ESQ.--Clerk
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1205747
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $5,796.00
Intang. Tax: $0.00

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:
Nancy Dinsmore, an employee of
Providence Title Company, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

File No. 23-01014

Parcel Nos.:13929-000-000
13969-000-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED dated this May 8th, 2024 by **San Felasco Research Ventures, LLC, a Florida limited liability company,** with a mailing address of P.O. Box 238, Lake Butler, FL 32054, hereinafter referred to as the "Grantor," in favor of **Split Oak Alachua Investments, LLLP, a Florida limited liability limited partnership,** with a mailing address of 1449 SW 74th Drive Suite 200, Gainesville FL 32607, hereinafter referred to as the "Grantee". Whenever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors, and assigns of corporations, partnerships (including joint ventures), public bodies, and quasi-public bodies.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Alachua, State of Florida, to-wit: ***See attached Exhibit "A"***

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

SUBJECT TO taxes for the year 2024, assessments, liens, encumbrances, covenants, conditions and restrictions, rights of way, and easements of record.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

[Signature Page To Follow]

IN WITNESS HEREOF, the Grantor has caused this instrument to be executed in its name the day and year first above written.

Signed, sealed and delivered in our presence of:

San Felasco Research Ventures, LLC, a Florida limited liability company
by: Roberts Capital Ventures, LLC, a Florida limited liability company, its Manager

By: _____
C. Austen Roberts, Manager

Signature: _____
Print name: Denise C. Howard
Address Line 1: 12469 W. SR 100
Address Line 2: Lake Butler, FL 32054

Signature: _____
Print name: Linda C. Boles
Address Line 1: 12469 W. SR 100
Address Line 2: Lake Butler, FL 32054

STATE OF FLORIDA
COUNTY OF Union

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (__) online notarization, this May 7th, 2024, by C. Austen Roberts, as Manager of Roberts Capital Ventures, LLC, Manager of San Felasco Research Ventures, LLC, a Florida limited liability company, who is (✓) personally known to me or (__) who has produced _____ as identification.

_____
Notary Public
Print Name: Denise C. Howard
My Commission Expires: 3/16/2027

(Notary Seal)

DENISE C. HOWARD
MY COMMISSION # HH 359059
EXPIRES: March 16, 2027

EXHIBIT "A"

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4964 AT PAGE 1044 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23, THENCE SOUTH 88°13'04" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 41.60 FEET; THENCE DEPARTING SAID SOUTH AND NORTH LINE, SOUTH 2°18'07" EAST, A DISTANCE OF 420.77 FEET; THENCE NORTH 65°57'44" WEST, A DISTANCE OF 1069.36 FEET; THENCE SOUTH 88°09'39" WEST, A DISTANCE OF 267.08 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°09'39" WEST, A DISTANCE OF 960.14 FEET; THENCE NORTH 1°50'21" WEST, A DISTANCE OF 356.39 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 115.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°23'46" EAST, 100.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°28'26", AN ARC LENGTH OF 104.02 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°48'04" EAST, A DISTANCE OF 54.46 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 52.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°58'52" EAST, 45.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'25", AN ARC LENGTH OF 46.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°50'21" WEST, A DISTANCE OF 74.48 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 44.50 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 1°50'21" EAST, A DISTANCE OF 74.37 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 96.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°58'52" WEST, 84.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'24", AN ARC LENGTH OF 86.97 FEET TO THE END OF SAID CURVE; THENCE SOUTH 49°48'04" WEST, A DISTANCE OF 54.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 68.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 31°02'24" WEST, 44.05 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°30'44", AN ARC LENGTH OF 44.85 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 13.14 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°36'27" EAST, 10.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°36'59", AN ARC LENGTH OF 10.69 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°09'39" EAST, A DISTANCE OF 911.12 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5090, PAGE 499 OF SAID PUBLIC RECORDS; THENCE SOUTH 1°58'30" EAST, ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 365.18 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED LANDS CONTAIN: 8.322 ACRES, MORE OR LESS

Parcel Summary

Parcel ID	03929-005-000
Prop ID	509216
Location Address	13506 NW CONVERGENCE CIR ALACHUA, FL 32615 ⊞ **See more addresses...**
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM SE COR S 88 DEG 13 MIN 04 SEC W 41.60 FT S 02 DEG 18 MIN 07 SEC E 420.77 FT N 65 DEG 57 MIN 44 SEC W 1069.36 FT S 88 DEG 90 MIN 39 SEC W 267.08 FT POB S 88 DEG 09 MIN 39 SEC W 960.14 FT N 01 DEG 50 MIN 21 SEC W 356.39 FT NELY ALG CURVE 104.02 FT N 49 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	23-08-18
Tax Area	ALACHUA (1700)
Acres	8.32
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8322

Owner Information

SPLIT OAK ALACHUA INVESTMENTS LLLP
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$2,330
Agricultural (Market) Value	$748,800
Just (Market) Value	**$748,800**
Assessed Value	$2,330
Exempt Value	$0
Taxable Value	$2,330
Maximum Save Our Homes Portability	$0

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

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	8.32	362419.2	0	0	CP

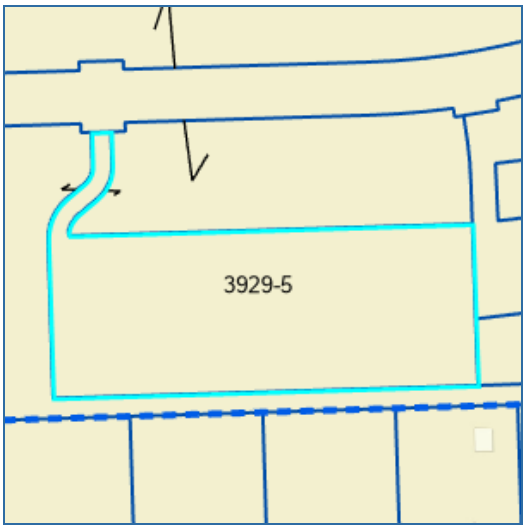
Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/8/2024	$828,000	SD	5159	0259	Qualified (Q)	Vacant	SAN FELASCO RESEARCH VENTURES	SPLIT OAK ALACHUA INVESTMENTS	

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

Permit Number	Type	Primary	Active	Issue Date	Value
P11-23-1988	COMMERCIAL BUILDING	Yes	No	1/18/2024	$10,320,000
P12-23-2034	FIRE SPR. SYS.	Yes	No	12/7/2023	$125,000
P11-23-1975	MECHANICAL	Yes	No	11/13/2023	$4,100
P07-23-1533	COMM REMODEL PERMIT	Yes	No	7/12/2023	$4,080,000
P05-22-9309	COMM BLDG - SHELL ONLY	Yes	No	6/13/2022	$12,009,888

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

Map



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

SCHNEIDER GEOSPATIAL

User Privacy Policy GDPR Privacy Notice
Last Data Upload: 9/2/2025, 10:38:46 PM

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

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

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03929 000 000	UNASSIGNED LOCATION RE	1700

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	47,546	0	47,546	362.21
LIBRARY GENERAL	1.0000	47,546	0	47,546	47.55
SCHOOL CAP PROJECT	1.5000	47,546	0	47,546	71.32
SCHOOL DISCRNRY & CN	0.7480	47,546	0	47,546	35.56
SCHOOL GENERAL	3.0130	47,546	0	47,546	143.26
SCHOOL VOTED	1.0000	47,546	0	47,546	47.55
CHILDREN'S TRUST	0.4500	47,546	0	47,546	21.40
SUWANNEE RIVER WATER MGT DIST	0.2936	47,546	0	47,546	13.96
CITY OF ALACHUA	5.9500	47,546	0	47,546	282.90

TOTAL MILLAGE 21.5726 AD VALOREM TAXES $1,025.71

LEGAL DESCRIPTION

S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 FT S OF NE COR OF GOVT LOT 1
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,025.71

IF PAID BY	Nov 30, 2024				
PLEASE PAY	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

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

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03929 000 000	UNASSIGNED LOCATION RE

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

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2024	$0.00
☐		
☐		
☐		
☐		

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

Receipt # 24-0040654 $984.68 Paid 11/26/2024

BOUNDARY SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

DESCRIPTION: (BY THIS SURVEYOR)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4964 AT PAGE 1044 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23, THENCE SOUTH 88°13'04" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 41.60 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH AND NORTH LINE, SOUTH 2°18'07" EAST, A DISTANCE OF 420.77 FEET; THENCE NORTH 65°57'44" WEST, A DISTANCE OF 1069.36 FEET; THENCE SOUTH 88°09'39" WEST, A DISTANCE OF 1227.22 FEET; THENCE NORTH 1°50'21" WEST, A DISTANCE OF 356.39 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 115.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°23'46" EAST, 100.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°28'26", AN ARC LENGTH OF 104.02 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°48'04" EAST, A DISTANCE OF 54.46 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 52.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°58'52" EAST, 45.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'25", AN ARC LENGTH OF 46.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°50'21" WEST, A DISTANCE OF 74.48 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 44.50 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 1°50'21" EAST, A DISTANCE OF 74.37 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 96.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°58'52" WEST, 84.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'24", AN ARC LENGTH OF 86.97 FEET TO THE END OF SAID CURVE; THENCE SOUTH 49°48'04" WEST, A DISTANCE OF 54.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 68.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 31°02'24" WEST, 44.05 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°30'44", AN ARC LENGTH OF 44.85 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 13.14 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°36'27" EAST, 10.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°36'59", AN ARC LENGTH OF 10.69 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°09'39" EAST, A DISTANCE OF 911.12 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5090, PAGE 499 OF SAID PUBLIC RECORDS; THENCE SOUTH 1°56'30" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 217.82 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 83°08'31" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS AND AN EASTERLY PROJECTION THEREOF, A DISTANCE OF 720.76 FEET; THENCE NORTH 6°51'43" WEST, A DISTANCE OF 157.00 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF SAID LANDS; THENCE NORTH 83°08'30" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 51.31 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE ALONG SAID EASTERLY LINE THROUGH THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTH 6°51'45" WEST, A DISTANCE OF 56.50 FEET; 2) THENCE SOUTH 83°08'31" WEST, A DISTANCE OF 13.50 FEET; 3) THENCE NORTH 6°51'45" WEST, A DISTANCE OF 68.94 FEET; THENCE DEPARTING SAID EASTERLY LINE, NORTH 83°09'35" EAST, A DISTANCE OF 134.70 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 66.35 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 363.00 FEET; THENCE SOUTH 2°18'07" EAST, A DISTANCE OF 650.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 22.898 ACRES, MORE OR LESS

GRAPHIC SCALE
0 50 100 200

LEGEND:
- = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
- = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
- = FOUND 5/8" STEEL REBAR AND CAP (CHW INC. LB 5075)
- = MONITORING WELL
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- = FIRE HYDRANT
- = TRANSFORMER
- = WATER VALVE
- = METAL LIGHT POLE
- = WATER METER
- = STORM INLET
- = ELECTRIC HANDHOLE
- = CONCRETE LIGHT POLE
- = IRRIGATION CONTROL VALVE
- = MITERED END SECTION
- = ASPHALT SURFACE
- = CONCRETE SURFACE

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
T.P. = TAX PARCEL

SAN FELASCO PARKWAY (R/W WIDTH VARIES)
SOUTHERLY R/W LINE
SOUTHERLY R/W LINE
SOUTHERLY R/W LINE
PUBLIC UTILITY EASEMENT #2 (O.R.B. 4672, PG. 1184)
SAN FELASCO RESEARCH VENTURES LLC T.P. #03929-000-000
SAN FELASCO RESEARCH VENTURES LLC T.P. #03929-000-000
SAN FELASCO RESEARCH VENTURES LLC T.P. #03929-000-000
SAN FELASCO RESEARCH VENTURES LLC T.P. #03929-000-000
CRAWFORD PROGRESS PARK INVESTMENTS LLC T.P. #03929-004-000 LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
SAN FELASCO RESEARCH VENTURES LLC T.P. #03929-000-000
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13
C1 C2 C3 C4 C5
N 88°09'39" E 911.12'
S 1°56'30" E 217.82'
N 83°08'31" E 720.76'
N 83°08'15" E 363.00'
N 2°26'25" W 1289.07' (BASIS OF BEARINGS)
S 2°18'07" E 650.69'
S 2°18'07" E 420.77'
S 2°05'15" E 495.88'
N 65°57'44" W 1069.36'
S 65°57'44" E 1138.44'
S 88°09'39" W 1227.22'
N 88°11'52" E 260.29'
S 88°13'04" W 1022.17'
N 1°50'21" W 356.39'
DRAINAGE EASEMENT # 5 (O.R.B. 4672, PG. 1213)
THE WESTERLY LINE OF THE LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
THE EASTERLY LINE OF THE LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
THE EASTERLY PROJECTION OF THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
2' CURB & GUTTER
6" HEADER CURB
CONCRETE SPILLWAY
CONCRETE SPILLWAY IS 6.0'+- WEST OF BOUNDARY LINE
BACK OF CURB IS 3.0' NORTH & 8.1' WEST OF BOUNDARY CORNER
NORTHWEST CORNER OF F.R. SANCHEZ GRANT
POINT OF BEGINNING
POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 23-8-18 PER CERTIFIED CORNER RECORD NO. 0040489 NO ID.
FOUND 4"x4" CONCRETE MONUMENT, NO ID., LYING N 51°54'43" E, 21.63' OF THE SE CORNER OF FRACTIONAL SECTION 23
SECTION 24-8-18
SECTION 25-8-18
FOUND 4"x4" CONCRETE MONUMENT, NO ID., LYING S 41°10'31" W, 6.91' OF THE SE CORNER OF FRACTIONAL SECTION 23
THE SOUTH LINE OF FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST
THE NORTH LINE OF FRACTIONAL SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST
THE EAST LINE OF FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST
ESTATE OF FLORIDA TAX PARCEL NO. 03957-000-000 (O.R.B. 1993, PAGE 0352)
FOUND 4"x4" CONCRETE MONUMENT, MARKED "LB2392", LYING S 86°07'30" E, 3.55' OF A FOUND 4"x4" CONCRETE MONUMENT, NO ID
NO ID
"RLS 509"
"RLS 509"
NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)
NORTHERLY LINE OF F.R. SANCHEZ GRANT
SOUTH LINE OF GOVERNMENT LOT 1 OF SECTION 26
NORTHERLY BOUNDARY LINE OF SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)
LOT 17 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)
LOT 18 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)
LOT 19 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)
LOT 20 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)
LOT 21 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)
LOT 22 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)
LOT 23 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)
COMMON AREA / DRAINAGE EASEMENT "A" CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 PLAT BOOK 38, PAGE 49
THE EAST LINE OF COMMON AREA / DRAINAGE EASEMENT "A" CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 PLAT BOOK 38, PAGE 49
SAN FELASCO RESEARCH VENTURES LLC T.P. #03929-000-000

SUBJECT PARCEL
A PORTION OF TAX PARCEL NO. 03929-000-000
CONTAINS: 22.898 ACRES, MORE OR LESS

SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23, YIELDING A BEARING OF ***N 2°26'25" W***.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0140D, EFFECTIVE DATE: JUNE 16, 2006.

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 88°13'04" W	41.60'
L2	N 49°48'04" E	54.46'
L3	N 1°50'21" W	74.48'
L4	N 88°18'04" E	44.50'
L5	S 1°50'21" E	74.37'
L6	S 49°48'04" W	54.46'
L7	N 6°51'43" W	157.00'
L8	N 83°08'30" E	51.31'
L9	N 6°51'45" W	56.50'
L10	S 83°08'31" W	13.50'
L11	N 6°51'45" W	68.94'
L12	N 83°09'35" E	134.70'
L13	N 6°51'45" W	66.35'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	104.02'	115.79'	51°28'26"	55.82'	100.56'	N 23°23'46" E
C2	46.87'	52.00'	51°38'25"	25.16'	45.30'	N 23°58'52" E
C3	86.97'	96.50'	51°38'24"	46.69'	84.06'	S 23°58'52" W
C4	44.85'	68.50'	37°30'44"	23.26'	44.05'	S 31°02'24" W
C5	10.69'	13.14'	46°36'59"	5.66'	10.40'	S 10°36'27" E

CHW Professional Consultants
18601 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1998 FLORIDA CA-5075

SCALE: 1" = 100'
VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CERTIFIED TO:
SAN FELASCO RESEARCH VENTURES, LLC

SURVEY DATE: 01/17/2023
REVISION DATE: N/A
PROJECT NUMBER: 21-0105.16

TECHNICIAN: KWM
CREW CHIEF: N/A
CHECKED BY: AHH
FIELD BOOK & PAGE: FILE

This map prepared by:
AARON H. HICKMAN
Professional Surveyor & Mapper Fla. License No. 6791
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Tech: Aaronh Plot Date: Jan 19,2024 - 11:23am Filename: N:\2021\21-0105\Department\01_Survey\21-0105.16 - Cottage East\DWG\21-0105.16 Overall Cottage Boundary Survey.dwg

COTTAGE EAST AND WEST PROJECT (±25.52 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

Prepared For:

CONCEPT COMPANIES

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May 23, 2024

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1.0 INTRODUCTION

Flatwoods Consulting Group, LLC. (Flatwoods) was retained by Concept Development (Client) to conduct a wildlife survey for the approximate 25.52-acre Cottage East and Cottage West Areas. The project site is located south of San Felasco Parkway and east of NW 137th Street in Alachua, Florida. (Location Map). According to the Alachua County Property Appraiser, the site is located on a portion of Parcel ID Nos. 03929-000-000, and in Fractional Sections 23 & 26, Township 8 South, Range 18 East. (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence of listed wildlife and plants within the study site.

2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the study site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the study site, available site-specific data was collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- U.S. Fish and Wildlife Service (FWS) Critical Habitat Portal
- FWS IPaC Information for Planning and Consultation
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCCS)
- SRWMD land use mapping

2.2 Survey Methods

2.2.1 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the study site in accordance with the FWC Florida Wildlife Conservation Guide on May 17th, 2024. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27 F.A.C. During these surveys, all habitats within the site are canvassed for listed species. Any observations of listed species, as well as physical features that may indicate the presence of these species, such as tracks, scat, nests, burrows, and nest cavities in trees were shown on the Ecological Survey Map, if present.

2.2.2 Listed Plant Survey

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species will be recorded using a sub-meter GPS and shown on the Ecological Survey Map, if present.

3.0 RESULTS

Site information collected during the desktop and field review is summarized below. The field review was performed on May 17th, 2024, and representative photographs of current site conditions are included in the Photo Document attached as Appendix A. The locations of the photo stations are depicted in the Photo Station Map.

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1982), two soil types were mapped: Arredondo Fine Sand, 0 to 5 Percent Slopes (3) and Arredondo Fine Sand, 5 to 8 Percent Slopes (69); (Soil Map). According to the *Hydric Soils of Florida Handbook*, no hydric soils occur onsite.

3.2 Existing Upland Communities

Existing land use within the site was determined using a combination of the FLUCCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCCS represents current habitat conditions on the property. Representative photographs of the site are depicted in the Photo Document.

Land Use Communities

Commercial and Services (FLUCCS 140)

This land use was previously cleared and contains little to no vegetation.

Other Open Land (FLUCCS 194)

This land was likely previously harvested agricultural land that is now unused. Vegetation within this land use included ruderal species such as dogfennel (*Eupatorium capillifolium*), fireweed (*Erechtites hieraciifolius*), hairy indigo (*Indigofera hirsuta*), and broomsedge bluestem (*Andropogon virginicus*).

Fallow Crop Land (FLUCCS 261)

This habitat is previously harvested agricultural land that is no longer in crop production. Vegetation within this land use included ruderal species such as dogfennel, fireweed, hairy indigo, and broomsedge bluestem.

Upland Hardwood Forest (FLUCCS 420)

The canopy within this habitat consisted of live oak (*Quercus virginiana*), chinaberry (*Melia azedarach*), Carolina laurelcherry (*Prunus caroliniana*), and hackberry (*Celtis occidentalis*). Other vegetative species within this habitat included American beauty-berry (*Callicarpa americana*), greenbrier (*Smilax* spp.), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*).

3.3 Existing Wetland Communities

Reservoirs less than 10 Acres (FLUCCS 534)

This land use category designates man-made surface waters that are less than 10 acres. This system is maintained by mowing. Vegetative species included bahiagrass (*Paspalum notatum*), falsefennel (*Eupatorium leptophyllum*), and saltbush (*Baccharis halimifolia*).

3.4 Listed Species Survey Results

No listed wildlife or plant species were observed. In addition to the field review, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2022-2023 Survey), the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No known bald eagle (*Haliaeetus leucocephalus*) nests or wading bird colonies occur within one mile of the site. The project is not located within any wood stork Core Foraging Areas (CFAs) (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1 describes the potentially occurring species' habitat

preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, whether they were observed on the site, and their FWS and FWC listing status. The species that have a moderate or high probability of occurrence on the site are described in the sections below.

3.4.1 Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. Flatwoods did not observe the Florida pine snake during the survey.

3.4.2 Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging 9 to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and 7 feet deep. No gopher tortoise burrows were observed during the ecological survey.

3.4.3 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrubs, and prairies. As cavity nesters and sit and wait predators, they require suitable cavity trees and perches in their territories as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. No kestrels were observed foraging during the site review.

3.4.4 Little Blue Heron

This medium-sized, slate-blue wading bird is listed as Threatened by the FWC and not listed by the FWS. The little blue heron (*Egretta caerulea*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands, bay swamps, and ditches. No communal roosts or rookeries were observed on the site.

According to the 1999 FWC wading bird colony database, no wading bird colonies are located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

3.4.5 Tricolored Heron

This medium-sized, two-toned wading bird is listed as Threatened by the FWC and not listed by the FWS. The tricolored heron (*Egretta tricolor*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands, bay swamps, ditches, inland waterways, and urban and agricultural environments. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, no wading bird colonies are located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

Table 1 Protected Plants and Animals Potentially Occurring within Cottage East and Cottage West in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S - Year round B - January-June	Low: Little habitat present	---	T
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S - March-October B - March-July	Low: Lack of suitable habitat	T	T
Athene cunicularia floridana Florida burrowing owl	Open prairies with little understory vegetation, including pastures, agriculture fields, and vacant lots.	S - Year round B - February-July	Low: Lack of suitable habitat	---	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Low: Little habitat present	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Low: Little habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, and pastures.	S - April-August B - April-August	Low: Lack of suitable nesting habitat	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S - Year round B - October-May	Low: Little habitat present	---	---

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S - Year round B - March-August	Low: Little habitat present	T	T
Picoides borealis Red-cockaded woodpecker	Open pine woodlands with mature to over-mature pine trees and a diversity of grass, forbs, and shrub species.	S - Year round B - April-July	Low: Lack of suitable habitat	E	E
Rostrhamus sociabilis Snail kite	Large open freshwater marshes and lakes with shallow water, less than 4 feet deep, and a low density of emergent vegetation are preferred foraging habitat. Nests usually over water in a low tree or shrub.	S - January-August B - January-August	Low: Lack of suitable habitat	E	E
REPTILES					
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S - Year round B - November-April	Low: Lack of burrows	T	T
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S - Year round B - March-October	Low: Lack of suitable habitat	---	T
Lampropeltis extenuata Short tailed snake	Found burrowed in sandy soils, particularly longleaf pine and xeric oak sandhills, they may also be found in scrub and xeric hammock habitats.	S – October and November	Low: Lack of suitable habitat	---	T

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
Pituophis melanoleucus mugitus Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Low: Lack of suitable habitat	---	T
MAMMALS					
Perimyotis subflavus Tricolored Bat	Roosts in mature hardwoods forests, caves, and manmade structures, forages over openings and water such as agricultural fields and streams.	S – Year round B – August-October	Low: Little habitat present	PE	---

1 - S - Survey Window, B - Breeding Season
2 - E = Endangered, T = Threatened, T (S/A) = Similarity of Appearance to a Threatened Taxon
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission

Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS Listed Species by County, and Florida Natural Areas Inventory

4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within the Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was also evaluated for the potential occurrence of Protected Waters and Protected Lands. No Protected Waters or Protected Lands occur onsite. The San Felasco Hammock Preserve State Park is immediately adjacent to the eastern boundary of the site. (Protected Lands Map, Protected Waters Map).

5.0 FEMA FLOODPLAIN

Federal Emergency Management Agency (FEMA) identifies flood hazards and assesses flood risks. Based on the attached Floodplain Map, no 100-year flood plain is present within the project boundary.

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Feet
0 350
1 in = 350 feet

COTTAGE EAST & WEST
CONCEPT DEVELOPMENT, INC.

ALACHUA COUNTY, FLORIDA

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AERIAL MAP

FLATWOODS Consulting Group

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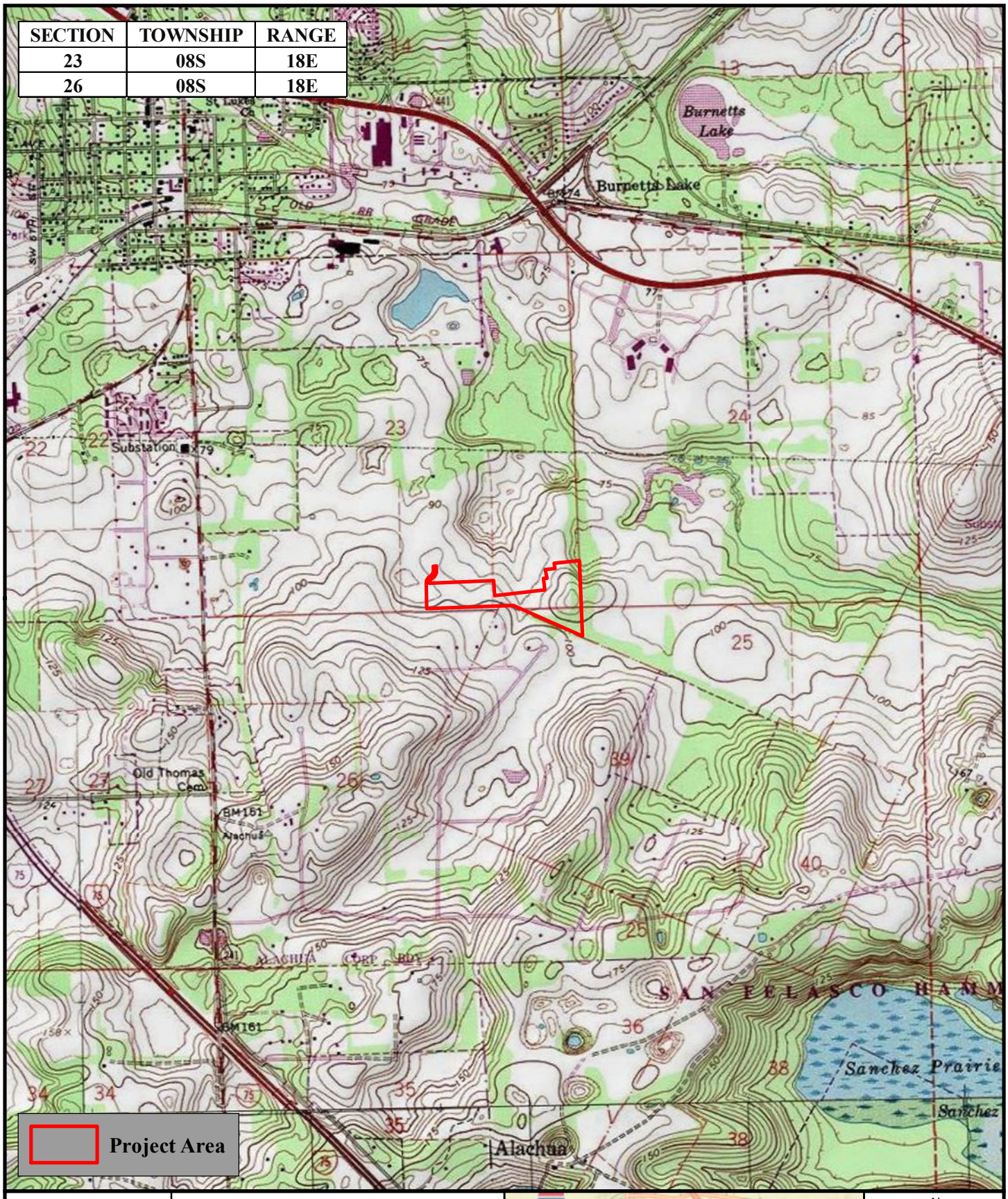
SECTION	TOWNSHIP	RANGE
23	08S	18E
26	08S	18E



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1 in = 2,000 feet

COTTAGE EAST & WEST
CONCEPT DEVELOPMENT, INC.

ALACHUA COUNTY, FLORIDA

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QUAD MAP

FLATWOODS Consulting Group

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Miles
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1 in = 1 mile

COTTAGE EAST & WEST
CONCEPT DEVELOPMENT, INC.

ALACHUA COUNTY, FLORIDA

N
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LOCATION MAP

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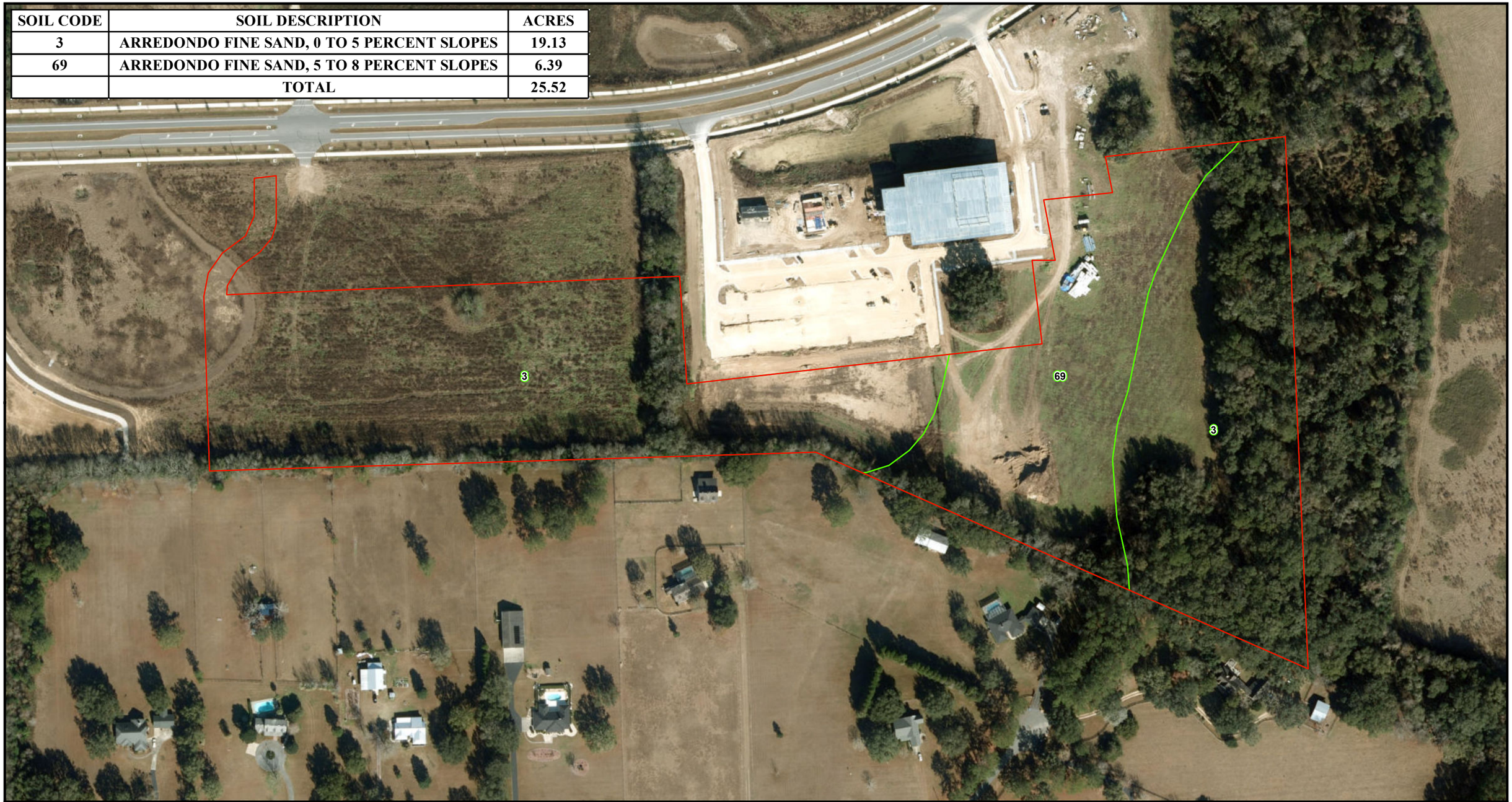
SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	19.13
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	6.39
	TOTAL	25.52



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Feet
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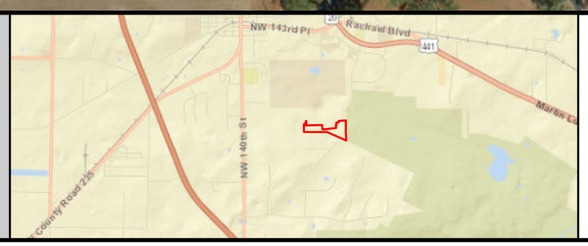
1 in = 200 feet

COTTAGE EAST & WEST CONCEPT DEVELOPMENT, INC.

ALACHUA COUNTY, FLORIDA

Project Area

2023 NRCS Soil



SOILS MAP

FLATWOODS Consulting Group

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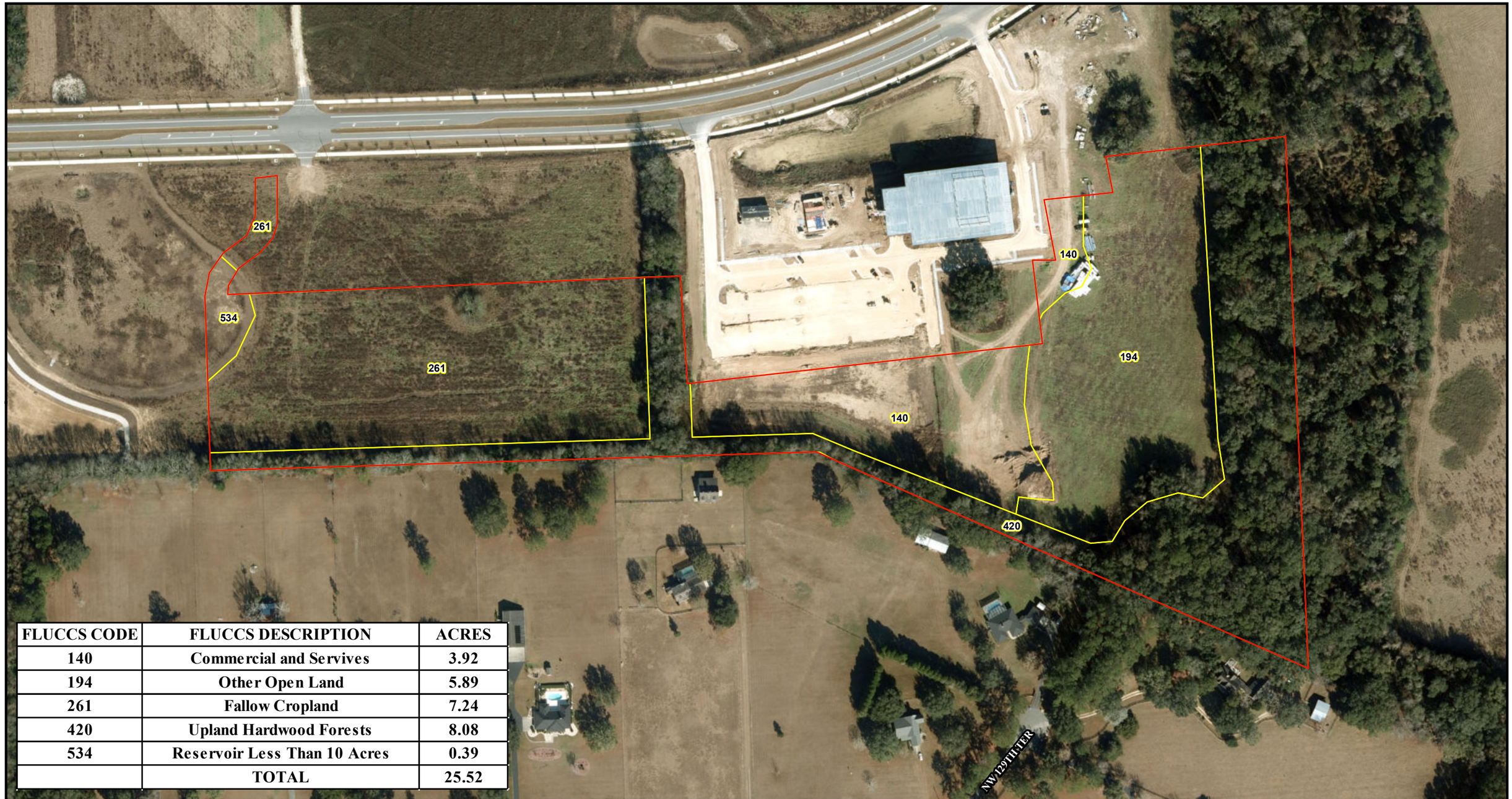

FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
140	Commercial and Servives	3.92
194	Other Open Land	5.89
261	Fallow Cropland	7.24
420	Upland Hardwood Forests	8.08
534	Reservoir Less Than 10 Acres	0.39
	TOTAL	25.52

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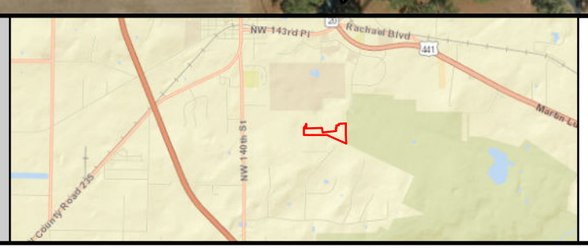
1 in = 200 feet

COTTAGE EAST & WEST CONCEPT DEVELOPMENT, INC.

ALACHUA COUNTY, FLORIDA

Project Area
Land Use



LAND USE MAP

FLATWOODS Consulting Group

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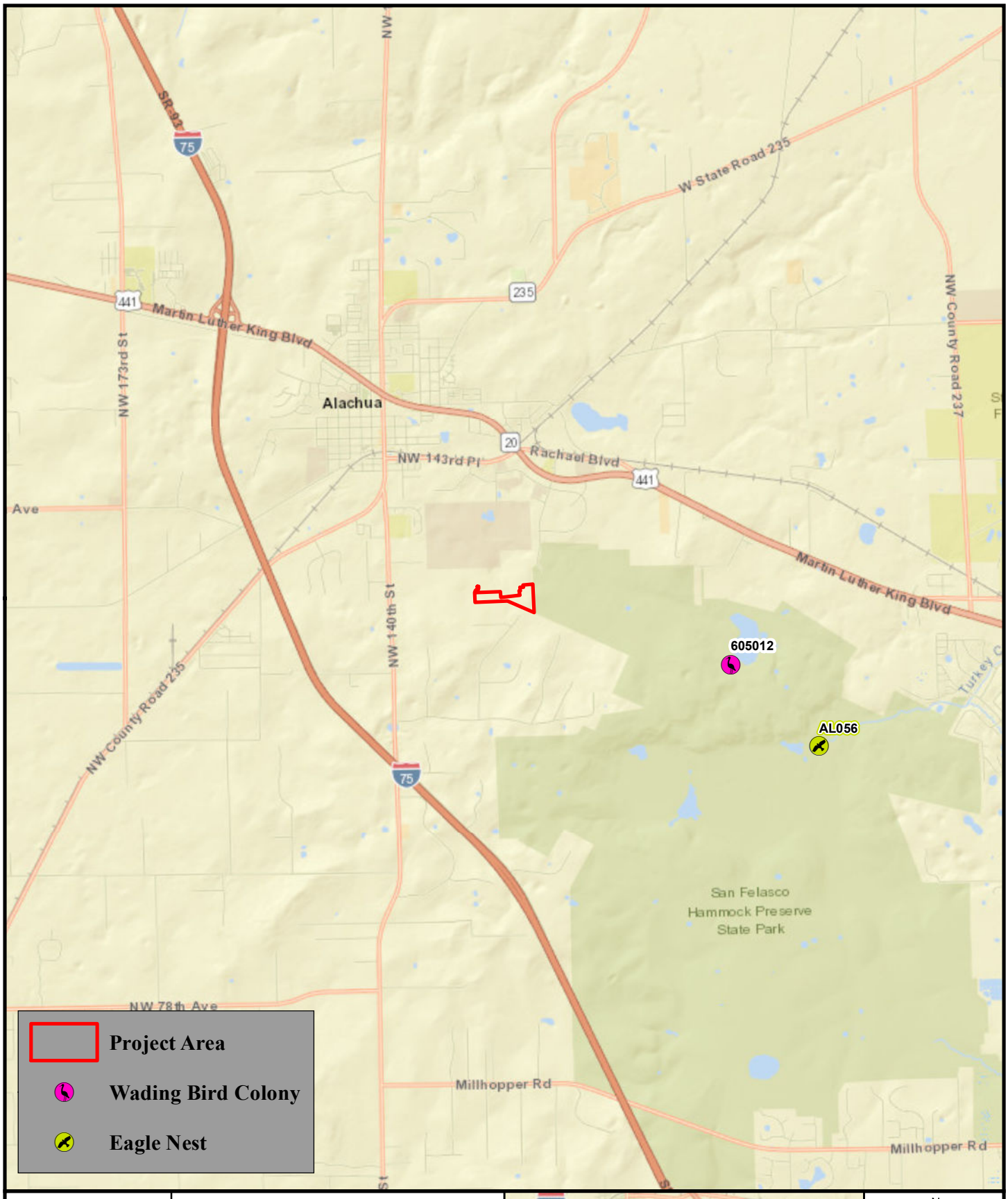

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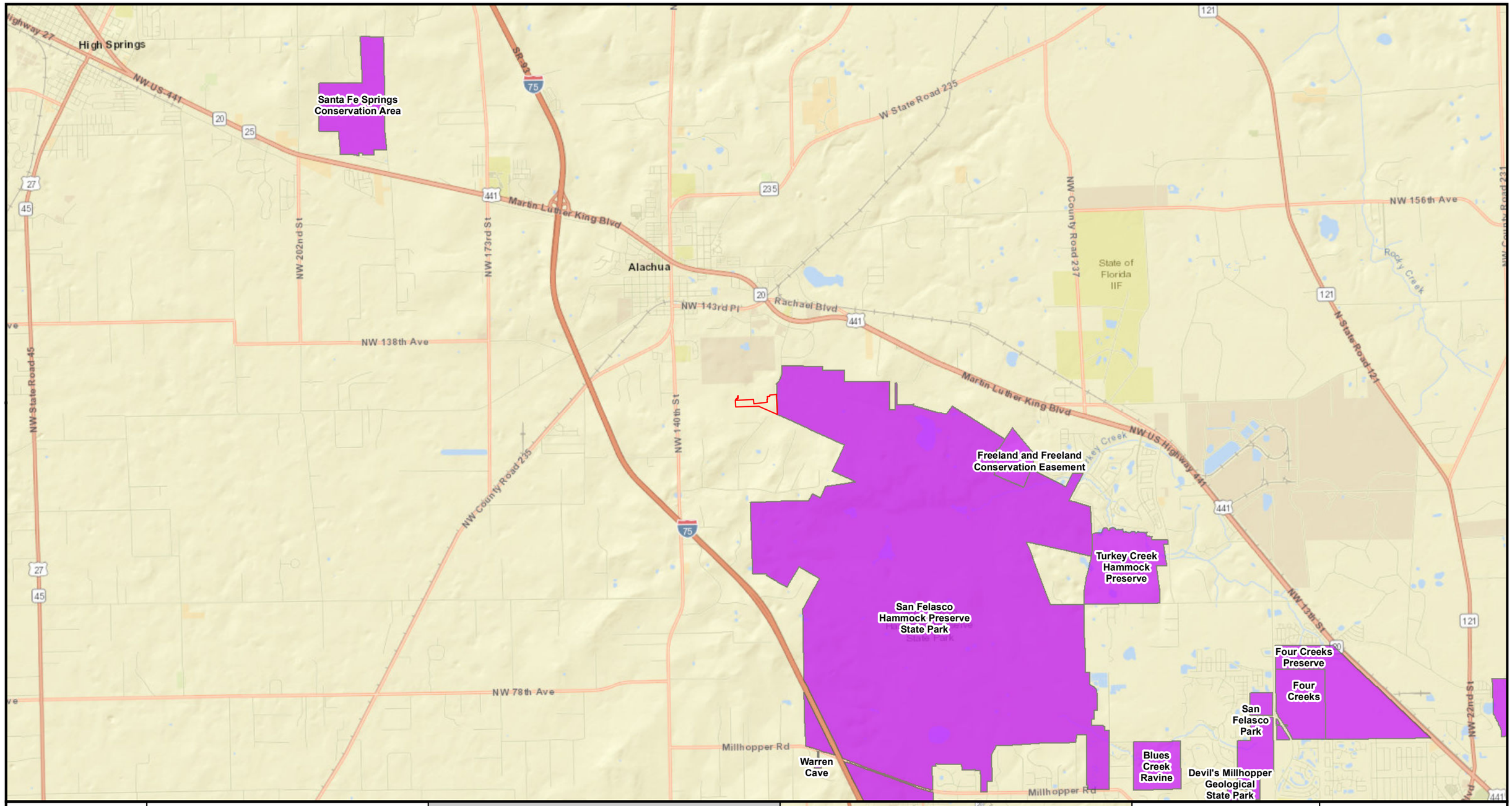

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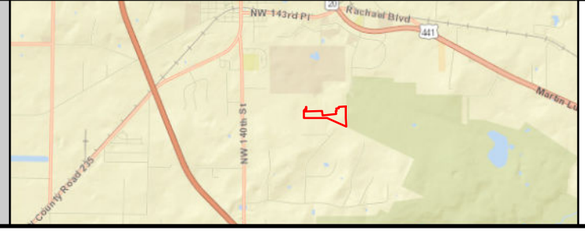
1 in = 1 mile

COTTAGE EAST & WEST CONCEPT DEVELOPMENT, INC.

ALACHUA COUNTY, FLORIDA

Project Area

Florida Conservation Lands 2023



PROTECTED LANDS MAP

FLATWOODS Consulting Group

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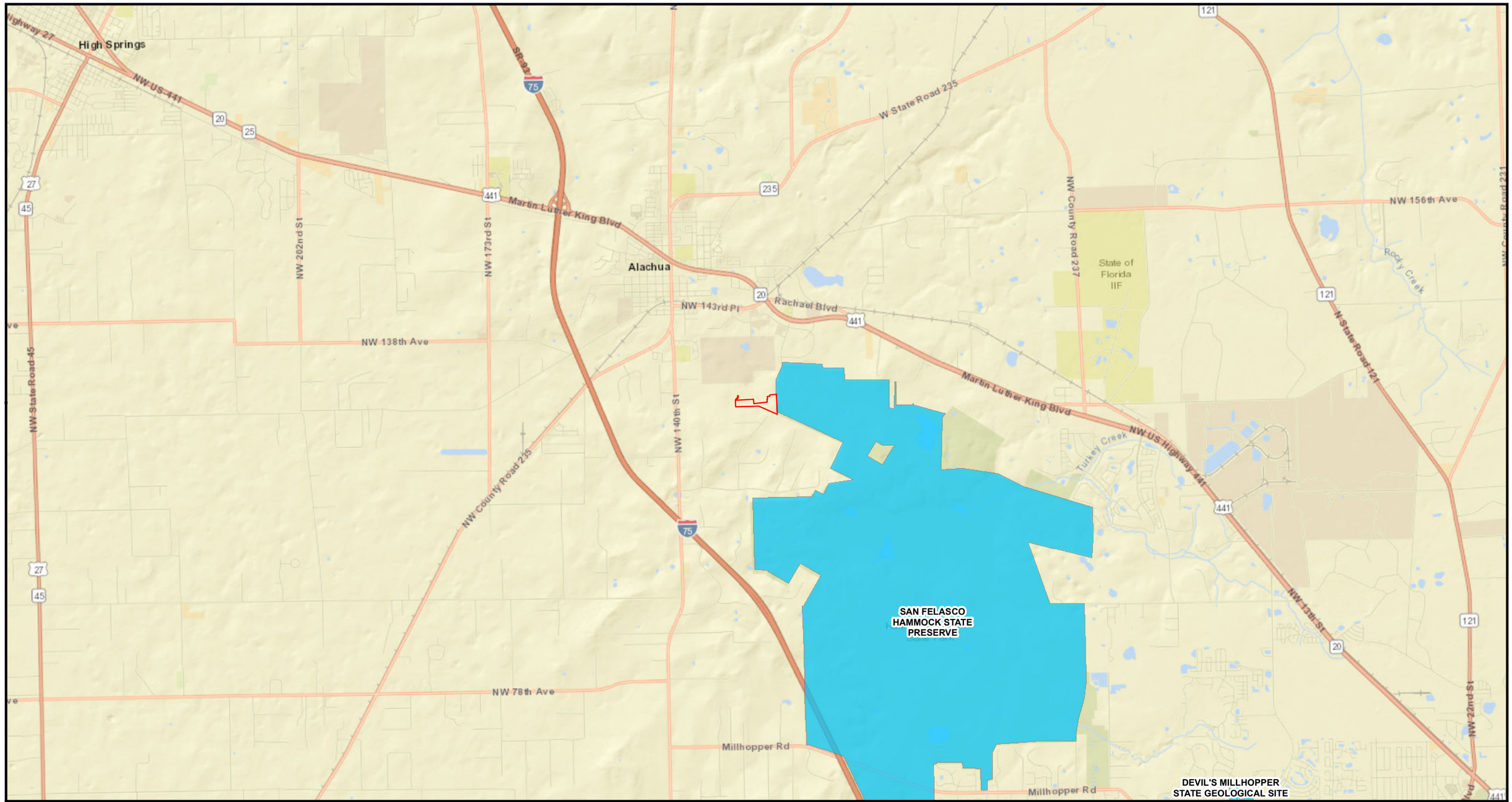

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Miles
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1 in = 1 mile

COTTAGE EAST & WEST CONCEPT DEVELOPMENT, INC.

ALACHUA COUNTY, FLORIDA

- Project Area
- Florida Aquatic Preserves
- Outstanding Florida Waters 2023
- Class I Surface Water
- Class II Surface Water

PROTECTED WATERS MAP

FLATWOODS Consulting Group

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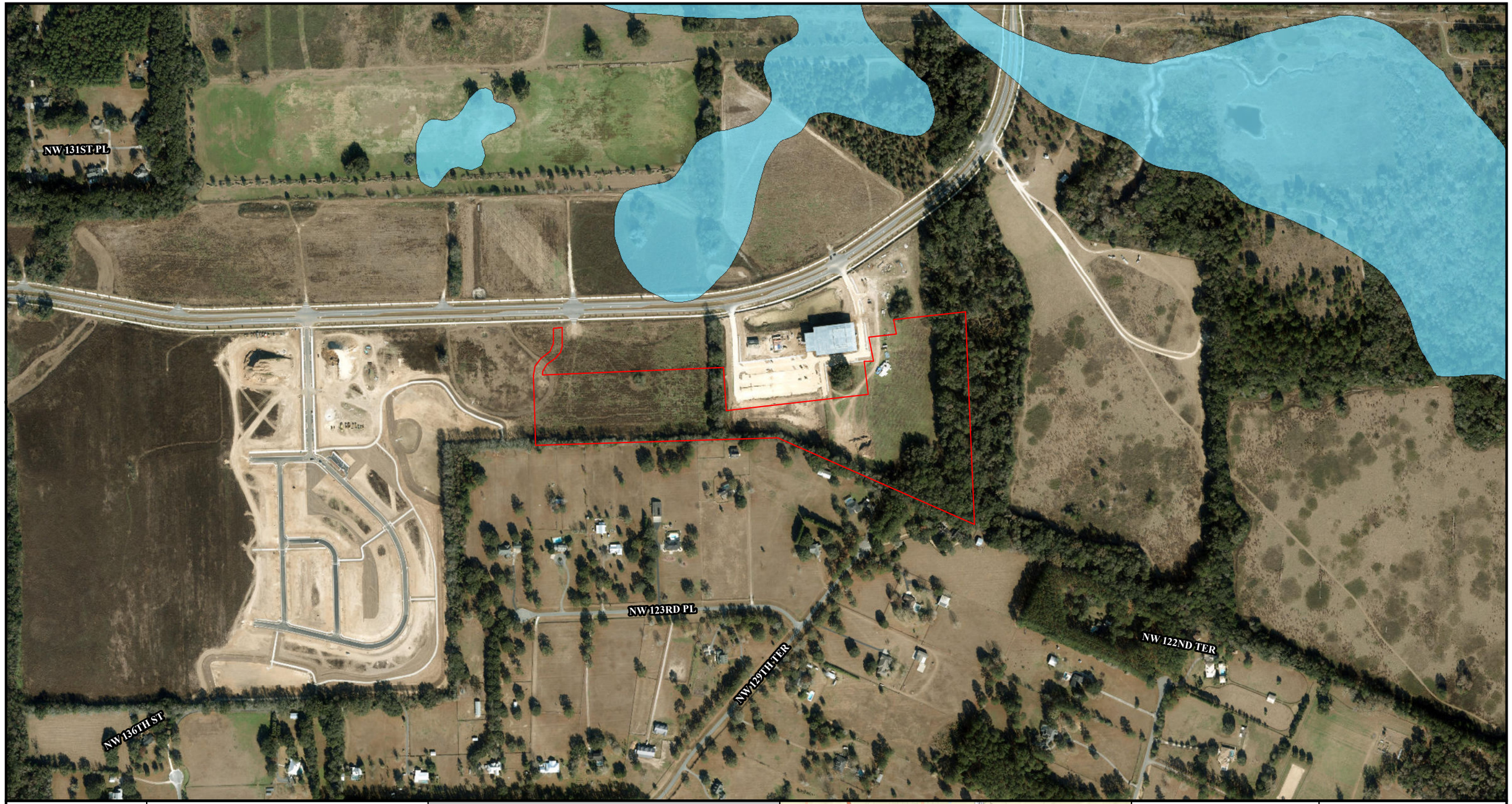

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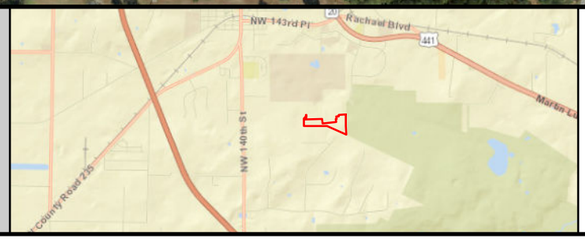
1 in = 500 feet

COTTAGE EAST & WEST
CONCEPT DEVELOPMENT, INC.

ALACHUA COUNTY, FLORIDA

Project Area

100 Year Flood Plain



FLOODPLAIN MAP

FLATWOODS Consulting Group

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Feet
0 400
1 in = 400 feet

COTTAGE EAST & WEST
CONCEPT DEVELOPMENT, INC.

ALACHUA COUNTY, FLORIDA

Project Area
Photo Direction
Photo Station

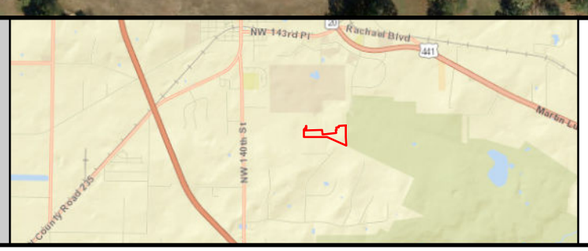

PHOTO STATION MAP

FLATWOODS Consulting Group

P:\0053CC\091 - Cottage East and West\GIS\PHOTO STATION MAP 11X17 05202024.mxd

Photo Station 1, view southeast

Photo Station 2, view southwest

Photo Station 3, view southeast

Photo Station 4, view southwest

CONCEPT DEVELOPMENT SERVICES INC.
1449 SW 74th DR
STE 200
GAINESVILLE, FL 32607

South State Bank
63-1403/631

2006

CHECKSAFE

09/16/2025

PAY TO THE ORDER OF City of Alachua $ **1,600.00

One thousand six hundred and 00/100********** DOLLARS

VOID AFTER 120 DAYS

City of Alachua
P.O. Box 9
Alachua, FL 32616-0009

MEMO Preliminary Plat Application

AUTHORIZED SIGNATURE

Photo Safe Deposit®

Details on Back.

⑈00 2006⑈ ⑆063114030⑆80 1000 2044745⑈

March 26, 2026

City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Preliminary Plat Review
Convergence Research Park Residential Phase 4 (former name)
Canopy Trace (new name)
City of Alachua, Florida

Dear City Planning Staff,

This letter is being submitted in response to comments provided on March 14, 2026, and accompanies the electronic and the hard copies resubmittal of the plans and supporting documents. The comments provided are listed below with responses in bold.

1. Article 2, Administration:

a. We kindly request that you chose an alternative name for the proposed subdivision.

Response: The official name of the subdivision is "Canopy Trace". Plans and Documents have been updated to reflect this.

2. Article 3, Zone Districts:

In accordance with Section 3.5.2(F)(d), a matrix is required that identifies all final development orders granted within this specific CP District area, including the number of approved residential units permitted by each final development order. Additionally, the calculation must include the minimum land required for preservation of non-residential uses within the CP District, as specified in Section 3.5.2(F)(2)(c)(ii). It is important to note that the maximum gross residential density for single-family detached homes on lots 45 feet or larger may not exceed 33% of the maximum gross residential density permitted within the CP District, as cited in Section 3.5.2(F)(2)(e) of the LDRs.

The matrix currently provided is inadequate because it does not address the commercial component and does not clearly demonstrate the residential portion in accordance with the applicable requirements.

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Response: A matrix addressing the subject CP district calculations is included in the resubmittal. The matrix addresses the following sections: 3.5.2(F)(2)(d), 3.5.2(F)(2)(c)(ii), 3.5.2(F)(e), and 3.5.2(F)(2)(a).

3. Major Subdivision-Preliminary Plat Application:
Attachments, D.3, Comprehensive Plan Consistency Analysis

a. Future Land Use Element, Objective 1.4: Corporate Park:

In the justification statement, "This application seeks to permit 60 single-family residential lots, as a part of a larger master plan...". The subject property is not approved as a Master Plan, PUD. The property is a single development application consisting of 10.60 acres, which is regulated under the standard, consistent requirements applicable to the assigned CP zoning district.

Response: The justification statement has been revised to remove references of a master plan. The responses throughout the analysis have instead been revised to reference the subject CP zoning district, which was the intention of the initial statement.

b. Future Land Use Element, Policy 1.4.a: Corporate Park:

In the justification statement, "The proposed 60-lot single-family residential subdivision aligns with the intent of the Corporate Park FLU. Single-family residential is a permitted residential use type in the associated Corporate Park zoning district." The justification asserts that because the parcel allows for single-family residential, the proposal is consistent with the Comprehensive Plan. This is insufficient. Please review the justification to explain how the proposed subdivision meets the intent of the Future Land Use Element. Provide a detailed statement demonstrating how the proposed development is compatible with surrounding land uses, conforming with residential development goals, etc. Do not merely state that the use is allowed; demonstrate how it aligns with the established comprehensive plan.

Response: The justification statement has been revised to further explain how the proposed subdivision is consistent with the intent of the Corporate Park Future Land Use designation and the goals of the Future Land Use Element.

c. Future Land Use Element, Policy 1.4.f: Corporate Park Performance Standards:

i. Integration of Vehicular and Non-vehicular Access:

The justification statement claims that the proposed subdivision will adhere to this specific performance standard by providing vehicular and non-vehicular access into the development. It goes further to say the development will be accessible through the use of a driveway that will be shared with future mix-use development. There are no formal request for a mixed-use development in relation to the subject property therefore, this portion is invalid. In regards to the suggested cross access, a formal cross access agreement will be required to validate such. Please revise the analysis

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demonstrating how this subdivision, in its proposed configuration, meets the performance standards of the City's Comprehensive Plan.

Response: The justification statement has been revised to accurately reflect the proposed subdivision's compliance with applicable performance standards of the City's Comprehensive Plan. References to future mixed-use development have been removed.

ii. Buffering from Adjacent/Existing/Potential Uses:

The justification statement provided, which states that "circulation patterns address safety concerns, including sidewalks and pedestrian crosswalks," lacks sufficient detail to assess compliance with the adopted Comprehensive Plan Policy 1.4.g.7.

Response: The justification statement for this section, as well as the circulation section, has been revised to provide a more detailed analysis of how circulation patterns address safety concerns in compliance with Comprehensive Plan.

iii. Corporate Park Uses Intensity:

The justification statement indicates that the application is "not applicable for this application as this is a residential development." However, if the residential phase is intended to precede the non-residential phase, the application must be revised to include a phased development agreement ensuring that non-residential construction will proceed. Otherwise, the application cannot advance with favorable recommendations. The Comprehensive Plan establishes that corporate park must have non-residential development occur before or concurrently with residential development to maintain orderly and balanced growth with integrity.

Response: The justification statement has been revised.

iv. Complementary Residential Uses:

The submitted statement asserts that the proposed residential development meets performance standards because it "will complement other existing and planned developments within the area." However, the current structure of the proposal disrupts the necessary sequence of development by seeking residential components without the required non-residential, mixed-use elements. Approving these components would create a purely residential use in a mixed- use area, undermining the vibrancy, walkability, and economic goals of the Comprehensive Plan.

Response: The justification statement has been revised.

d. Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl:

The justification for Objective 2.7 of the Comprehensive Plan asserts that the

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Corporate Park zoning aims to discourage urban sprawl; however, it lacks empirical data or a thorough land-use analysis. This justification does not clearly demonstrate alignment with the Comprehensive Plan. Furthermore, it references a "Master Plan" that has yet to be formally adopted by the City Commission or submitted for review. Using an unadopted master plan as a basis for evaluating compliance with the Comprehensive Plan is not acceptable. Additionally, the Convergence Research Park development was not sanctioned as a master plan, and the site in question does not qualify as a phase of the existing named development, as noted in comment 1 under Section 2.4.10.a, Subdivision heading.

Response: The justification statement has been revised to provide a more detailed analysis of how the proposed development discourages Urban Sprawl.

e. Future Land Use Element, Objective 4.1: Infill Development:

The justification for Objective 4.1 of the Comprehensive Plan asserts the subject property "is located within the greater Convergence Research Park master plan, which is designated as mixed-use zoning. Although a portion of the overall master planned development remains vacant, ongoing growth of commercial and residential areas will lead to increased densities and intensities that are compatible with existing commercial and residential uses." However, there is a repeated use of an invalid term highlighted in this statement for clarity: "Open spaces will be provided throughout the master planned development." It is important to note that Convergence Research Park was developed under base zoning terms, indicating it was not approved as a Planned Unit Development (PUD) that functions as a master plan.

Response: The justification statement has been revised to remove references to a "master planned development" and has further explained infill development.

4. Article 7, Subdivision Standards:
Section 7.2.3, Block Standards

a. In accordance with Section 7.2.3(B)(2), residential blocks must measure a minimum of 300-feet and a maximum of 600-feet in length. The proposed preliminary plat does not comply with this requirement. Please revise the plat to clearly indicate these measurements.

Response: A midblock pedestrian crossing is provided to meet the block requirement. The crossing is midway through the block, at a distance of less than 400 feet. Dimensions are provided on Sheet C100.

b. Section 7.2.3(B)(3), states that blocks longer than 400-feet may require the reservation of an easement to accommodate utilities, stormwater management

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facilities, and/or pedestrian traffic. The proposed layout indicates a concrete sidewalk to be placed in the center of the block adjacent to lots 9, 10, 32, and 33. However, the referenced area lacks accompanying text to clarify what is depicted on Sheet No.100. Please revise.
Response: Sheet C100 is revised to clarify that a PUE will be provided.

c. Section 7.2.3(B)(4) of the LDRs requires that pedestrian access points located along long blocks measure at least 10-feet in width. However, the concrete sidewalk adjacent to lots 9, 10, 32, and 33 currently lacks a specified measurement. Please revise accordingly.
Response: A dimension label is shown on Sheet C100.

Section 7.2.4, Lot Standards

a. Section 7.2.4(B)(1) mandates that lot dimensions comply with the minimum standards established for the assigned zoning, which is CP. The dimensions must be shown in the site data table, and the measurements should be specified for each lot to ensure compliance, considering any variations.
Response: Lot dimensions are labelled on the lots themselves, on Sheet C100.

b. Section 7.2.4(B)(2) mandates that lot depth shall not exceed three times the width of lots within the subject development.
Response: Noted.

c. Please note that Section 7.2.4(C) restrict double frontage lots.
Response: Noted.

Section 7.2.5, Streets

a. Local streets must incorporate traffic calming techniques, as mandated by Section 7.2.5(C)(2), to ensure convenient and safe access to the lots within the subdivision. However, the current layout does not seem to implement these techniques. Please revise accordingly.
Response: Specific traffic calming techniques will be included in the Construction Plans and reviewed during the construction plan process.

b. For business and mixed-use developments, the design of streets, accessways, and pedestrian pathways must ensure an efficient and safe traffic circulation system, as outlined in Section 7.2.3(C)(5) of the LDRs. This circulation system shall be coordinated both internally and externally to promote effective planning practices.
Response: Noted.

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c. Please confirm whether the proposed streets will be dedicated for public use or classified as private streets. This information shall be indicated on the preliminary plat.
Response: The streets will be dedicated to the public. This information is added to Sheet C100 and C200 (formerly C300).

Section 7.3.4, Streetlights

a. The LDRs Subdivision standards cited above mentions the requirement of streetlights, that are not shown on the proposed Preliminary Plat.
Response: Typical streetlight locations within the roadway section are shown on the Typical Roadway Sections on Sheet C300. Specific streetlight locations will be incorporated into the Construction Plans.

Section 7.3.12, Adequate Off-Site Facilities and Services

a. The LDRs Subdivision standards mentioned above require addressing adequate offsets through the construction of an on-site facilities. This consideration is valid only if there is a public benefit that goes beyond merely offsetting the impacts created by the proposed subdivision. Supportive documentation will be required to demonstrate how the offsetting of impacts provides a greater benefit to the public.
Response: Noted.

5. **Miscellaneous:**

a. Sheet No. C100, Preliminary Plat, shows a "Common Area/Drainage Easement, Convergence Research Park Residential, Phase 1 (PB. "38", PGS 49-51)" on the southwest side of the proposed subdivision. This property is not owned by the project in question, necessitating coordination with the adjacent property owner and the establishment of an easement for connection.
Response: Noted. Coordination will begin during construction plan phase and be finalized with the final plat.

b. Sheet No. C100, Preliminary Plat, shows a "Drainage Easement #5 Per O.R.B. 4672, PG 1213 Remaining Portion of Tax Parcel: #03929-000-000, O.R.B. 4964, PG. 1044" on the west side of the proposed subdivision. This property is not owned by the project in question, necessitating coordination with the adjacent property owner and the establishment of an easement for connection.
Response: Noted. Coordination will begin during construction plan phase and be finalized with the final plat.

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c. Sheet No. C100, Preliminary Plat, shows a "Crosswalk (Pre-Stripped)" to the east of the proposed subdivision on the adjacent street that is not directly part of this development under review. Therefore, this necessitates coordination with the owner of the right-of-way and the establishment of rights to modify.
Response: Noted. Coordination will begin during construction plan phase and be finalized with the final plat.

d. Upon receipt and review of the proposed preliminary plat, please be advised that additional review comments may be prompted if there are noticeable changes, modifications, or inconsistences introduced relative to the original submittal, or if the changes impact previously reviewed setbacks, site layout, or other data. The Planning & Community Development Department has the right to reevaluate all aspects of the project should the scope of development alter.
Response: Noted.

e. When submitting revised preliminary plat, it shall be accompanied by written response addressing all comments.
Response: Noted.

EDA Comments:

1. **General Comments**
    a. No proposed Fire Hydrant locations are shown
    Response: Hydrant locations have been added to the typical sections, Sheet C250.
    b. Existing Stormwater System is shown, but not the direction of flow or surface drainage pattern. This needs to be shown in accordance with the application.
    Response: Drainage patterns have been added to Sheet C200.

2. **Sheet 1**
    a. Zoning and Acreage of all adjacent properties must be shown per the Preliminary Plat Application
    Response: This information has been added to the preliminary plat.
    b. No Trip Generation and/or Traffic Study is included with the application. If traffic study is not required at least the trip generation should be shown in the plans.
    Response: Trip generation was provided as part of the comprehensive plan analysis, included in the application package. It has been added to the cover sheet as well.

3. **Sheet 2**
    a. Missing curve callouts near the eastern entrance/exit road along Road C and the Road B curves

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Response: All surveyed property data is shown on the plans. Detailed roadway design data will be provided during the construction phase.

b. Overall residential block dimensions should be shown for clarity
Response: This information has been added to the preliminary plat.

4. **Sheet 3**
   a. Proposed structures for the sanitary and storm mains should be shown anywhere there are bends for clarity
   Response: Structures are shown on Sheet C300.
   b. Connections to the existing sanitary and storm infrastructure should be added to illustrate how it's being tied into
   Response: Connections are shown on Sheet C300.

Four hard copies of each of the following items are included for a complete resubmittal package:

1. Signed and Sealed Preliminary Plat Plans
2. Revised Concurrency Impact Analysis (including trip generation in lieu of TIA)
3. Revised Analysis of Consistency with the City of Alachua Comprehensive Plan
4. Corporate Parking Zoning Matrix and Exhibit

If you have any questions or need any additional information to complete this submittal, please do not hesitate to contact me.

Sincerely,

Holly Irish PE, AICP

Vice President of Engineering

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holly@conceptcompanies.net
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Gainesville, FL, 32607
United States

CP Zoning District Calculations

Maximum Allowable Dwelling Units		
Per Section 3.5.2(F)(2)(d)		
CP Zoning Acreage	251.4	Acres
Maximum Allowable Density	4	DU/Acre
Maximum Allowable Dwelling Units	**1005.6**	**DU**
Approved DU to date	273	DU
Proposed DU this project	60	DU
Remaining DU after this project	**672**	**DU**

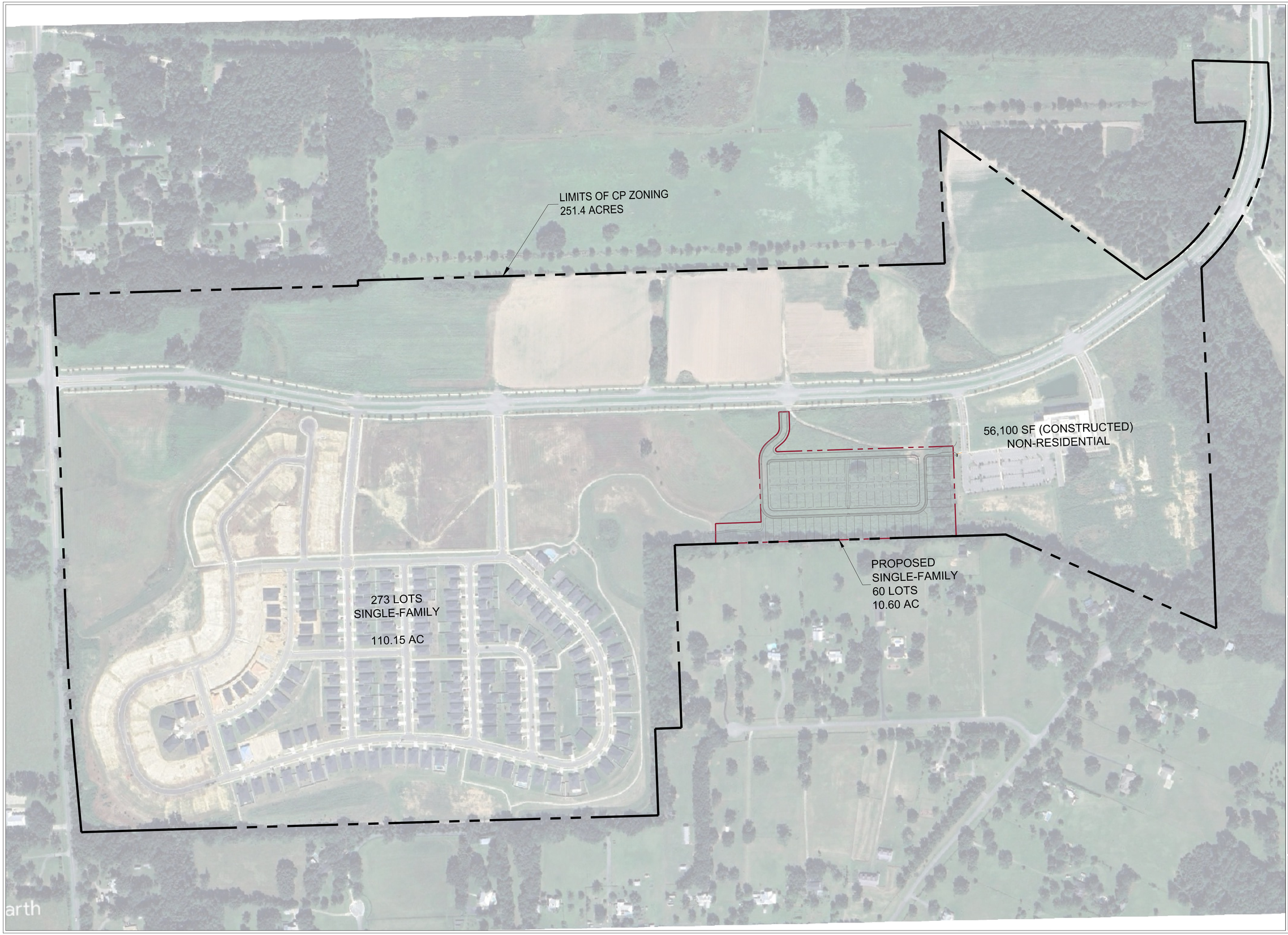
Proposed project meets maximum allowable DU criteria per Section 3.5.2(F)(2)(d)

Land Area to be preserved for Non-Residential Uses		
Per Section 3.5.2(F)(2)(c)(ii)		
CP Zoning Land Area	**251.4**	**Acres**
Total DU (Approved plus Proposed)	333	Lots
Minimum SF per DU of Non-Residential Units	750	SF
Maximum Non-Residential uses per acre	15,000	SF
Required Minimum Non-Residential SF based on total DU	**249,750**	**SF**
(Total DU * Min. SF of Non-Residential = 333*750)		
Required Minimum Non-Residential Land Area	**16.65**	**Acres**
(Non-Residential SF / Max. Non-Residential per Acre = 249,750 / 15,000)		
Designated Residential Land Area (approved - per plats)	110.15	Acres
Designated Residential Land Area (proposed)	10.60	Acres
Remaining Land Area available for Non-Residential	**130.65**	**Acres**

Proposed project preserves above the required minimum non-residential area, per Section 3.5.2(F)(2)(c)(ii)

Lots 45' wide or larger		
Per Section 3.5.2(F)(e)		
Maximum permitted gross residential density	1005.6	DU
Maximum permitted lots at 45' wide or larger (33%)	**332**	**Lots**
45' or larger (approved CRP Residential 1-3)	273	Lots
45' or larger (proposed Canopy Trace)	5	Lots
Total lots larger than 45' Wide	**278**	**Lots**

Proposed project meets lot size criteria per Section 3.5.2(F)(2)(c)(ii)



SUBMITTALS/REVISIONS:

VECTOR CIVIL ENGINEERING, LLC
FL CERTIFICATE OF AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809

VECTOR CIVIL ENGINEERING
1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

CP MATRIX EXHIBIT

FOR:

CANOPY TRACE

CITY OF ALACHUA FLORIDA

DESIGNED BY:	HI
DRAWN BY:	EP
APPROVED BY:	HI

PROJECT NO.
25-002

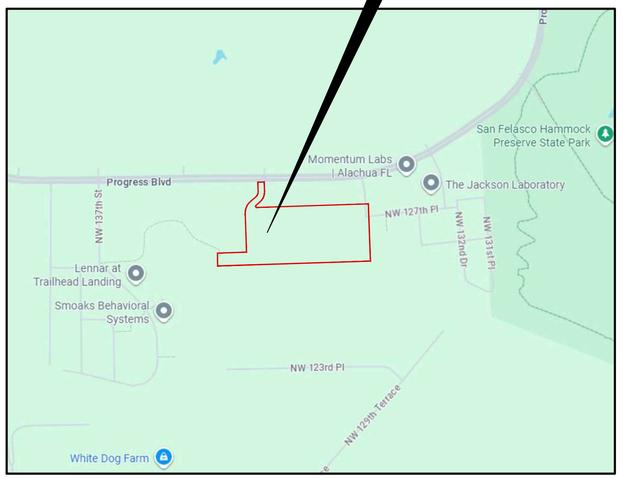
SHEET NO.
EX

PRELIMINARY PLAT
OF
CANOPY TRACE

SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, FLORIDA

NOT FOR FINAL RECORDING

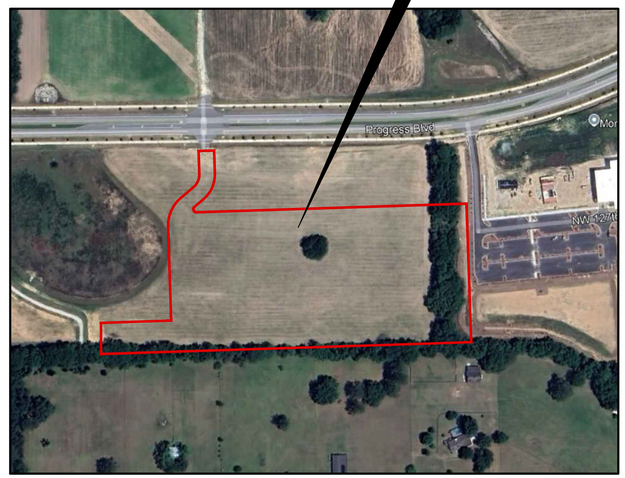
SITE



LOCATION MAP
NOT TO SCALE

NORTH

SITE



LOCATION MAP
NOT TO SCALE

NORTH

SHEET INDEX	
SHEET NO.	SHEET TITLE
C000	COVER SHEET
C100	PRELIMINARY PLAT
C200	DRAINAGE PLAN
C250	TYPICAL ROADWAY SECTIONS
C300	UTILITY PLAN
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY

SITE DEVELOPMENT INFORMATION	
SITE LOCATION	SAN FELASCO PARKWAY, CITY OF ALACHUA, FLORIDA
TAX PARCEL NUMBER	03929-005-000
PARCEL SIZE	10.60 ACRES
ZONING	CORPORATE PARK DISTRICT (CP)
FUTURE LAND USE	CORPORATE PARK DISTRICT (CP)
PROJECT DESCRIPTION	60-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
TRIP GENERATION (ITE LAND USE CODE 210)	566 DAILY TOTAL; 42 AM PEAK; 56 PM PEAK

OWNER
SPLIT OAK ALACHUA INVESTMENTS, LLLP
1449 SW 74TH DRIVE, SUITE 200,
GAINESVILLE, FL 32607
(352) 333-3233

CIVIL ENGINEER
VECTOR CIVIL ENGINEERING, LLC
HOLLY IRISH, PE, AICP
1449 SW 74TH DRIVE, SUITE 200,
GAINESVILLE, FL 32607
(352) 333-3233

SURVEYOR
NV5
AUSTIN BLAZS, PSM
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976
AUSTIN.BLAZS@NV5.COM

SERVICE PROVIDERS
WATER: CITY OF ALACHUA
SEWER: CITY OF ALACHUA
ELECTRIC: CITY OF ALACHUA
COMMUNICATION: COX/WINDSTREAM

This document has been digitally signed and sealed by Holly Irish on the date adjacent to the seal.
Holly Irish
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

HOLLY IRISH LICENSE No. 88806 STATE OF FLORIDA PROFESSIONAL ENGINEER

HOLLY IRISH
FLORIDA PE# 88806

SUBMITTALS/REVISIONS:
10/13/2025 - CITY OF ALACHUA
03/25/2026 - CITY OF ALACHUA

VECTOR CIVIL ENGINEERING, LLC
FL CERTIFICATE OF AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809

VECTOR CIVIL ENGINEERING
1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

COVER SHEET
FOR:
CANOPY TRACE
CITY OF ALACHUA FLORIDA

DESIGNED BY:	HI
DRAWN BY:	EP
APPROVED BY:	HI

PROJECT NO.
25-002

SHEET NO.
C000

BUILDING SETBACKS (TABLE 5.1-2.):
FRONT: 20 FT
REAR: 10 FT
SIDE: 5 FT
SIDE (STREET): 10 FT

LANDSCAPE BUFFERS (TABLE 6.2-2.):
NORTH (SINGLE FAMILY DETACHED ADJACENT TO COMMERCIAL USE) : N/A
EAST (SINGLE FAMILY DETACHED ADJACENT TO COMMERCIAL USE): N/A
SOUTH (SINGLE FAMILY DETACHED ADJACENT TO COMMERCIAL USE): N/A
WEST (SINGLE FAMILY DETACHED ADJACENT TO COMMERCIAL USE): N/A

OPEN SPACE (TABLE 6.7-1.)
PROVIDED: 12.35 %
REQUIRED: 10 %

ROADWAY DATA
PUBLIC STREETS
STREET TYPE: LOCAL STREET, TYPE B
RIGHT-OF-WAY WIDTH: 50'
PAVEMENT WIDTH: 24'
CURB & GUTTER: 2' MIAMI CURB AND GUTTER
SIDEWALK WIDTH: 5'

LEGEND

- STANDARD DUTY ASPHALT
- CONCRETE (FOR SIDEWALK)
- OPEN SPACE / COMMON AREA
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT LINE
- RIGHT-OF-WAY LINE

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)	101.85'	115.79'	50°23'52"	54.48'	98.60'	N 23°56'02" E
C2(M)	46.87'	52.00'	51°38'38"	25.16'	45.30'	N 23°58'52" E
C3(M)	91.93'	102.00'	51°38'30"	49.35'	88.85'	S 23°58'54" W
C4(M)	24.72'	10.00'	141°38'25"	28.75'	18.89'	S 21°01'08" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1(M)	N 49°48'04" E	54.46'
L2(M)	N 01°50'21" W	74.47'
L3(M)	N 88°18'04" E	50.00'
L4(M)	S 01°50'21" E	74.35'
L5(M)	S 49°48'04" W	38.55'

This document has been digitally signed and sealed by Holly Irish on the date adjacent to the seal.
Holly Irish
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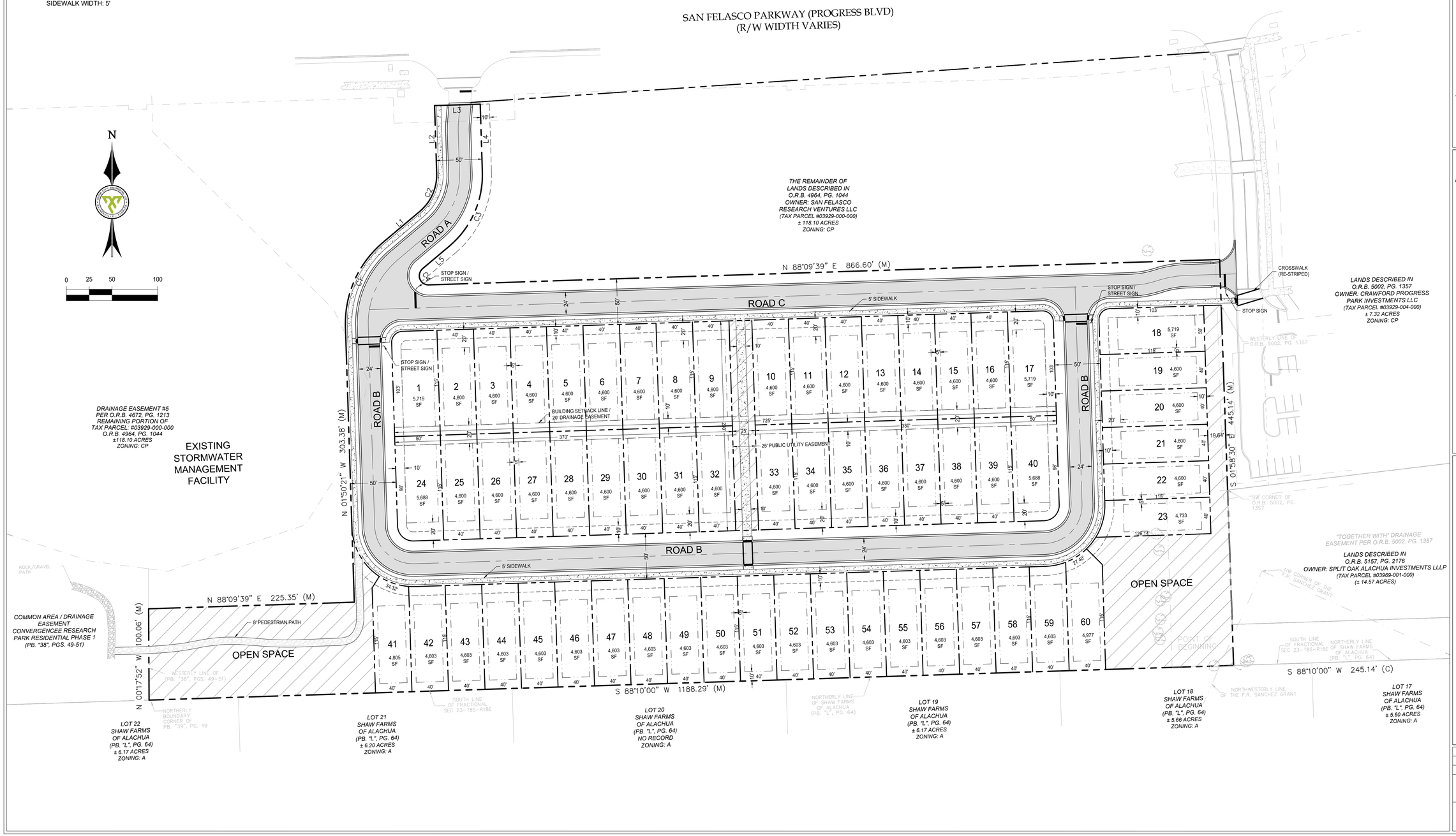
HOLLY IRISH LICENSE No. 88806 STATE OF FLORIDA PROFESSIONAL ENGINEER

HOLLY IRISH
FLORIDA PE# 88806

SUBMITTALS/REVISIONS:
10/13/2025 - CITY OF ALACHUA
03/25/2026 - CITY OF ALACHUA



VECTOR CIVIL ENGINEERING, LLC
FL CERTIFICATE OF AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809

VECTOR CIVIL ENGINEERING
1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

PRELIMINARY PLAT
FOR:
CANOPY TRACE
CITY OF ALACHUA FLORIDA

DESIGNED BY:	HI
DRAWN BY:	EP
APPROVED BY:	HI

PROJECT NO.
25-002

SHEET NO.
C100

N

0 20 40 80

LEGEND

- ST — PROPOSED STORM PIPE
- DRAINAGE DIVIDE
- × 98.0 — EXISTING SPOT ELEVATION
- 98 — EXISTING CONTOURS
- FLOW DIRECTION

GENERAL DRAINAGE NOTES:

1. THIS DEVELOPMENT WILL UTILIZE AN EXISTING OFFSITE STORMWATER MANAGEMENT FACILITY.
2. THIS DEVELOPMENT WILL MEET THE DRAINAGE REQUIREMENTS OF THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) AS WELL AS THE CITY OF ALACHUA.
3. THIS DEVELOPMENT WILL UTILIZE TYPE 'F' CURB AND GUTTER. THE STORMWATER MANAGEMENT SYSTEM PROVIDED WITHIN ROAD RIGHTS-OF-WAY WILL BE OWNDED AND MAINTAINED BY THE CITY OF ALACHUA.
4. THE ENTIRE SITE CONSISTS OF SOILS DESIGNATED AS ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES, PER THE SOIL CONSERVATION SERVICE (SCS) SOIL SURVEY FOR ALACHUA COUNTY.
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120664 0140 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHOWN HEREON IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DURING FINAL DESIGN.

SAN FELASCO PARKWAY (PROGRESS BLVD)
(R/W WIDTH VARIES)

SOUTHERLY R/W LINE

SANITARY MANHOLE
NRE: 92.22'
W INV: 71.43' (10" PVC)
E INV: 71.54' (10" PVC)
S INV: 71.53' (8" PVC)
N INV: 71.52' (8" PVC)

SANITARY MANHOLE
NRE: 88.71'
W INV: 70.28' (10" PVC)
E INV: 70.35' (10" PVC)
E INV: 70.36' (8" PVC)

SANITARY MANHOLE
NRE: 84.79'
W INV: 69.44' (10" PVC)
E INV: 69.56' (10" PVC)

SANITARY MANHOLE
NRE = 80.29'
E. INV. = 68.46' (10" PVC)
W. INV. = 68.48' (10" PVC)
S. INV. = 68.53' (8" PVC)

M.E.S.
INV. = 90.07' (14" X 22" RCP)
M.E.S.
INV. = 89.93' (14" X 22" RCP)
M.E.S.
INV. = 89.74' (14" X 22" RCP)
M.E.S.
INV. = 88.77' (14" X 22" RCP)
M.E.S.
INV. = 78.87' (18" HDPE)

CONCRETE SIDEWALK

PUBLIC UTILITY EASEMENT #2
(O.R.B. 4672, PG. 1184)

10' PUBLIC UTILITY EASEMENT

THE REMAINDER OF LANDS DESCRIBED IN O.R.B. 4964, PG. 1044 OWNER: SAN FELASCO RESEARCH VENTURES LLC (TAX PARCEL #03929-000-000) ± 118.10 ACRES ZONING: CP

PROPOSED STORM PIPE (TYPICAL)

N 88°09'39" E 866.60' (M)

ROAD A

ROAD C

ROAD B

PROPOSED STORM OUTFALL

PROPOSED STORM OUTFALL

EXISTING STORMWATER MANAGEMENT FACILITY

10' PUBLIC UTILITY EASEMENT

10' DRAINAGE EASEMENT

SUBJECT PARCEL
(PORTION OF TAX PARCELS
03929-000-000 & 07789-005-000)
(± 10.60 ACRES)
(VACANT LAND)

10' DRAINAGE EASEMENT

10' PUBLIC UTILITY EASEMENT

10' PUBLIC UTILITY EASEMENT

10' PUBLIC UTILITY EASEMENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60

N 01°50'21" W 303.38' (M)

N 88°09'39" E 225.35' (M)

N 00°17'52" W 100.06' (M)

S 88°10'00" W 1188.29' (M)

S 01°58'30" E 445.14' (M)

OPEN SPACE

OPEN SPACE

POINT OF BEGINNING

CURB INLET
NRE = 81.96'
E. INV. = 77.38' (15" HDPE)

SANITARY SEWER MANHOLE
NRE = 81.62'
N. INV. = 68.64' (8" PVC)
S. INV. = 68.84' (8" PVC)

SANITARY SEWER MANHOLE
NRE = 85.30'
N. INV. = 69.35' (8" PVC)
E. INV. = 69.70' (6" PVC)
W. INV. = 69.50' (8" PVC)

DIRT DRIVE

WESTERLY LINE OF O.R.B. 5002 PER O.R.B. 5002 (CROSS ACCESS EASEMENT)

SW CORNER O.R.B. 5002

WESTERLY LINE OF THE E.R. SANCHEZ GR

NORTHERLY BOUNDARY CORNER OF PB. "39", PG. 49

WESTERLY LINE OF (PB. "39", PGS. 49-51)

SOUTH LINE OF FRACTIONAL SEC 23-T8S-R18E

NORTHERLY LINE OF SHAW FARMS OF ALACHUA (PB. "L", PG. 64)

EASEMENT #5
672, PG. 1213
PORTION OF
#03929-000-000
4, PG. 1044
ACRES
IG: CP

22
ARMS

LOT 21 SHAW FARMS OF ALACHUA (PB. "L", PG. 64)

LOT 20 SHAW FARMS OF ALACHUA (PB. "L", PG. 64)

LOT 19 SHAW FARMS OF ALACHUA (PB. "L", PG. 64) ± 6.17 ACRES

LOT 18 SHAW FARMS OF ALACHUA (PB. "L", PG. 64) ± 5.66 ACRES ZONING: A

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Holly Irish

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HOLLY IRISH LICENSE No. 88806 STATE OF FLORIDA PROFESSIONAL ENGINEER

HOLLY IRISH
FLORIDA PE# 88806

SUBMITTALS/REVISIONS:
10/13/2025 - CITY OF ALACHUA
03/25/2026 - CITY OF ALACHUA

VECTOR CIVIL ENGINEERING, LLC
FL CERTIFICATE OF AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809

VECTOR CIVIL ENGINEERING
1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

DRAINAGE PLAN
FOR:
CANOPY TRACE
FLORIDA
CITY OF ALACHUA

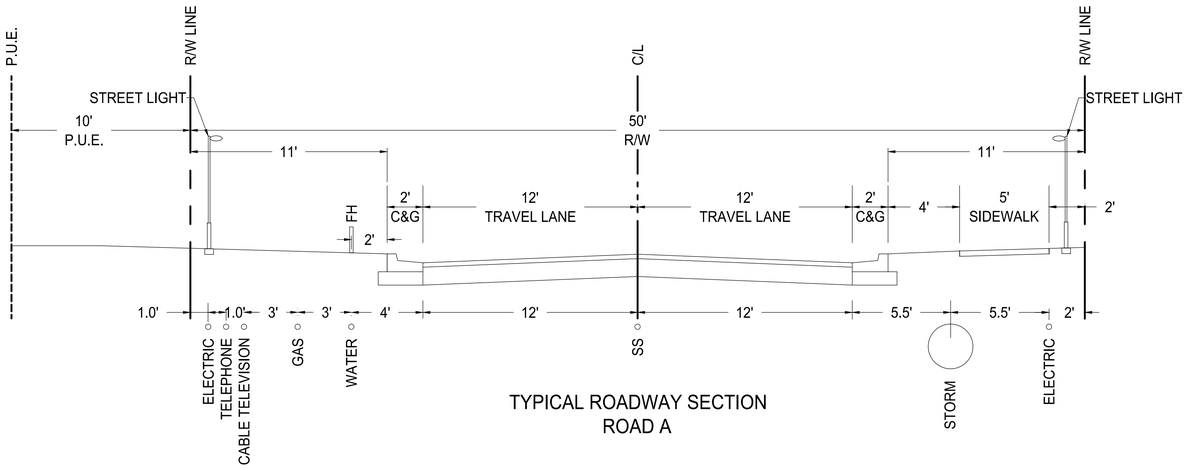
DESIGNED BY:	HI
DRAWN BY:	EP
APPROVED BY:	HI

PROJECT NO.
25-002

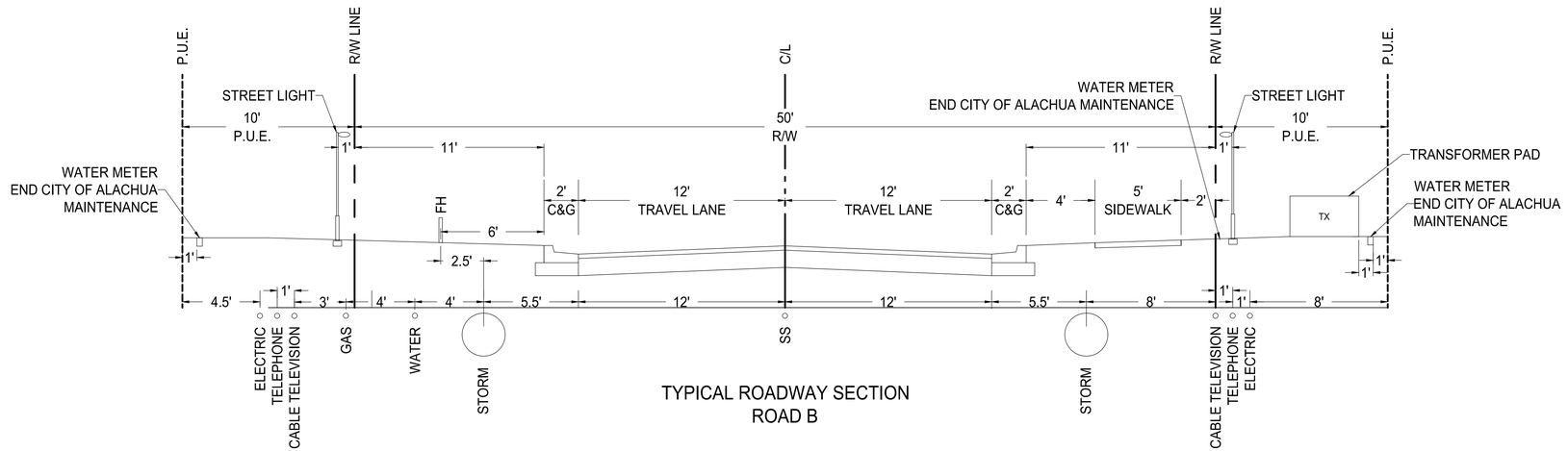
SHEET NO.
C200

LEGEND

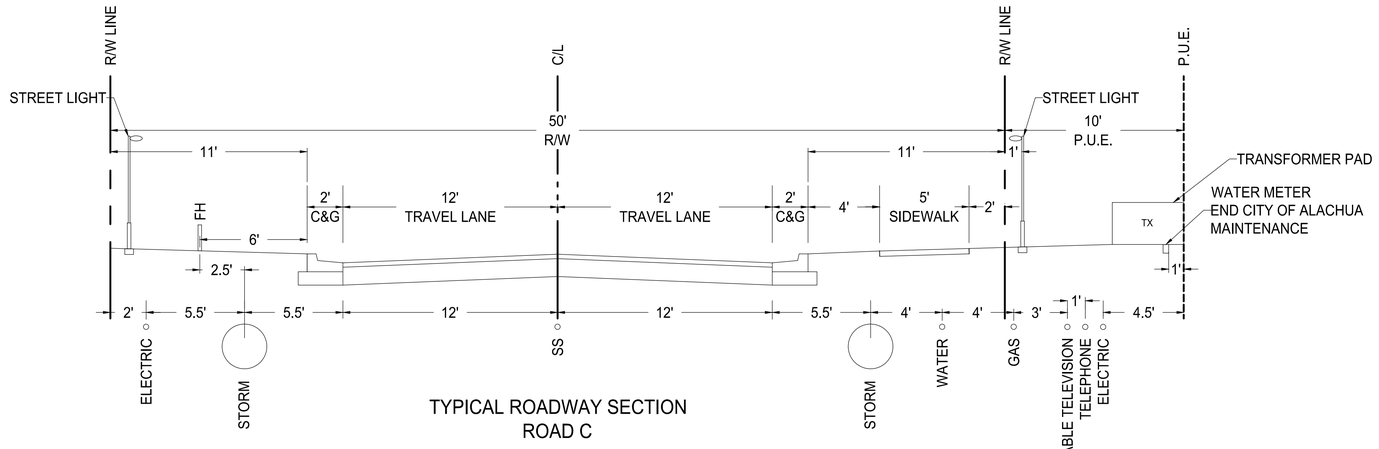
C&G	CURB AND GUTTER
C/L	CENTERLINE
FH	FIRE HYDRANT
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER (GRAVITY)
TX	TRANSFORMER



TYPICAL ROADWAY SECTION
ROAD A



TYPICAL ROADWAY SECTION
ROAD B



TYPICAL ROADWAY SECTION
ROAD C

TYPICAL ROADWAY SECTION DATA	
ROADS:	A, B, C (PUBLIC)
STREET TYPE:	LOCAL STREET, TYPE B
RIGHT OF WAY WIDTH:	50'
PAVEMENT WIDTH:	12' TRAVEL LANES (24' TOTAL)
DRAINAGE TYPE:	TYPE 'MIAMI' CURB AND GUTTER
DESIGN SPEED:	25 MPH
POSTED SPEED:	25 MPH
WALKWAY TYPE:	5' SIDEWALK

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HOLLY IRISH LICENSE No. 88806 STATE OF FLORIDA PROFESSIONAL ENGINEER
HOLLY IRISH
FLORIDA PE# 88806

SUBMITTALS/REVISIONS:
10/13/2025 - CITY OF ALACHUA
03/25/2026 - CITY OF ALACHUA

VECTOR CIVIL ENGINEERING, LLC
FL CERTIFICATE OF AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809

VECTOR CIVIL ENGINEERING
1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

TYPICAL ROADWAY SECTIONS
FOR:
CANOPY TRACE
CITY OF ALACHUA, FLORIDA

DESIGNED BY:	HI
DRAWN BY:	EP
APPROVED BY:	HI

PROJECT NO.
25-002

SHEET NO.
C250

N

0 20 40 80

LEGEND

- PW — PROPOSED 8" PVC POTABLE WATER LINE
- SS — PROPOSED 8" PVC GRAVITY SEWER LINE
- ELEC — PROPOSED PRIMARY ELECTRIC LINE
- GAS — PROPOSED NATURAL GAS LINE
- COMM — PROPOSED TELEPHONE COMMUNICATION LINE
- CATV — PROPOSED CABLE TELEVISION LINE

GENERAL UTILITY NOTES:

1. THE PROPOSED UTILITY LAYOUT SHOWN HEREON IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. WATER SUPPLY - AN 8" WATERMAIN WILL LOOP THROUGH THE PROPOSED SUBDIVISION, CONNECTING TO THE NORTH TO AN EXISTING 12" POTABLE WATER MAIN LOCATED SOUTH OF PROGRESS BLVD AND CONNECTING TO THE EAST TO AN EXISTING 8" WATERMAIN LOCATED IN THE MOMENTUM LABS COMMERCIAL DEVELOPMENT.
3. SANITARY SEWER SUPPLY - AN 8" GRAVITY SANITARY SEWER WILL CONNECT TO AN EXISTING 10" SANITARY SEWER GRAVITY MAIN LOCATED SOUTH OF PROGRESS BLVD.
4. ELECTRIC SUPPLY - ELECTRIC LINES WILL LOOP THROUGHOUT THE PROPOSED SUBDIVISION, CONNECTING TO THE EXISTING ELECTRIC INFRASTRUCTURE ALONG PROGRESS BLVD.
4. TELEVISION/COMMUNICATIONS SUPPLY - WILL LOOP THROUGHOUT THE PROPOSED SUBDIVISION, CONNECTING TO THE EXISTING ELECTRIC INFRASTRUCTURE ALONG PROGRESS BLVD.
5. DETAILED CONNECTIONS AND INDIVIDUAL LOT SERVICE LATERALS WILL BE DESIGNED WITH THE FINAL CONSTRUCTION PLANS.

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Holly Irish
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SAN FELASCO PARKWAY (PROGRESS BLVD)
(R/W WIDTH VARIES)

SANITARY MANHOLE
NRE: 92.22'
W INV: 71.43' (10" PVC)
E INV: 71.54' (10" PVC)
S INV: 71.53' (8" PVC)
N INV: 71.52' (8" PVC)

SANITARY MANHOLE
NRE: 88.71'
W INV: 70.28' (10" PVC)
E INV: 70.35' (10" PVC)
E INV: 70.36' (8" PVC)

SANITARY MANHOLE
NRE: 84.79'
W INV: 69.44' (10" PVC)
E INV: 69.56' (10" PVC)

SANITARY MANHOLE
NRE = 80.29'
E. INV. = 68.46' (10" PVC)
W. INV. = 68.48' (10" PVC)
S. INV. = 68.53' (8" PVC)

SANITARY SEWER MANHOLE
NRE = 81.62'
N. INV. = 68.64' (8" PVC)
S. INV. = 68.84' (8" PVC)

SANITARY SEWER MANHOLE
NRE = 85.30'
N. INV. = 69.35' (8" PVC)
E. INV. = 69.70' (6" PVC)
W. INV. = 69.50' (8" PVC)

M.E.S.
INV. = 90.07' (14" X 22" RCP)
M.E.S.
INV. = 89.93' (14" X 22" RCP)
M.E.S.
INV. = 89.74' (14" X 22" RCP)
INV. = 88.77' (14" X 22" RCP)
M.E.S.
INV. = 78.87' (18" HDPE)

CURB INLET
NRE = 81.96'
E. INV. = 77.38' (15" HDPE)

SOUTHERLY R/W LINE
CONCRETE SIDEWALK
PUBLIC UTILITY EASEMENT #2
(O.R.B. 4672, PG. 1184)

8" GRAVITY MAIN
POINT OF CONNECTION
POTABLE WATER
POINT OF CONNECTION
6" PVC WATER MAIN (TYP)
10' PUBLIC UTILITY
EASEMENT
ELECTRIC LINE (TYP)
GAS LINE (TYP)

THE REMAINDER OF LANDS DESCRIBED IN O.R.B. 4964, PG. 1044 OWNER: SAN FELASCO RESEARCH VENTURES LLC (TAX PARCEL #03929-000-000) ± 118.10 ACRES ZONING: CP

ROAD A
ROAD B
ROAD C

ELECTRIC LINE (TYP)
8" PVC GRAVITY MAIN (TYP)
N 88°09'39" E 866.60' (M)
FIRE HYDRANT
6" PVC WATER MAIN (TYP)
TELEVSION LINE (TYP)
10' PUBLIC UTILITY EASEMENT
10' DRAINAGE EASEMENT
GAS LINE (TYP)
COMMUNICATION LINE (TYP)
POTABLE WATER POINT OF CONNECTION

SUBJECT PARCEL
A PORTION OF TAX PARCELS
03929-000-000 & 03929-005-000
(± 10.60 ACRES)
(VACANT LAND)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60

N 01°50'21" W 303.38' (M)
S 01°58'30" E 445.14' (M)
N 88°09'39" E 225.35' (M)
N 00°17'52" W 100.06' (M)
S 88°10'00" W 1188.29' (M)

45' CROSS ACCESS EASEMENT PER O.R.B. 5002, PG. 1857

EXISTING STORMWATER MANAGEMENT FACILITY

OPEN SPACE
OPEN SPACE

POINT OF BEGINNING

WESTERLY LINE OF (PB. "39", PGS. 49-51)
NORTHERLY BOUNDARY CORNER OF PB. "39", PG. 49
SOUTH LINE OF FRACTIONAL SEC 23-T8S-R18E
NORTHERLY LINE OF SHAW FARMS OF ALACHUA (PB. "L", PG. 64)
NORTHWESTERLY LINE OF THE E.R. SANCHEZ GR

*ASEMENT #5
672, PG. 1213
PORTION OF
#03929-000-000
4, PG. 1044
ACRES
IG: CP*

*22
ARMS*

LOT 21 SHAW FARMS OF ALACHUA
LOT 20 SHAW FARMS OF ALACHUA (PB. "L", PG. 64)
LOT 19 SHAW FARMS OF ALACHUA (PB. "L", PG. 64) ± 6.17 ACRES
LOT 18 SHAW FARMS OF ALACHUA (PB. "L", PG. 64) ± 5.66 ACRES ZONING: A

HOLLY IRISH
LICENSE
No. 88806
STATE OF FLORIDA
PROFESSIONAL ENGINEER

HOLLY IRISH
FLORIDA PE# 88806

SUBMITTALS/REVISIONS:
10/13/2025 - CITY OF ALACHUA
03/25/2026 - CITY OF ALACHUA

VECTOR CIVIL ENGINEERING, LLC
FL CERTIFICATE OF AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809

VECTOR CIVIL ENGINEERING
1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

UTILITY PLAN
FOR:
CANOPY TRACE
CITY OF ALACHUA FLORIDA

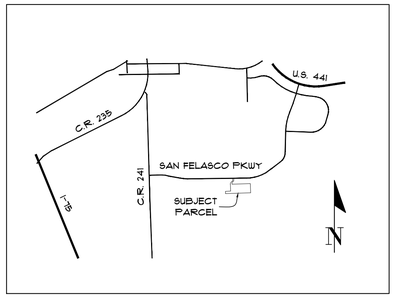
DESIGNED BY:	HI
DRAWN BY:	EP
APPROVED BY:	HI

PROJECT NO. 25-002

SHEET NO. C300

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

DESCRIPTION: (PER THIS SURVEYOR)

A TRACT OF LAND, SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 88°13'04" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 1022.17 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE F.R. SANCHEZ GRANT & THE NORTHERLY LINE OF SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°10'00" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND SAID NORTHERLY LINES, A DISTANCE OF 245.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°10'00" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND SAID NORTHERLY LINES, A DISTANCE OF 1188.29 FEET TO A NORTHERLY BOUNDARY CORNER OF CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "38", PAGES 49 THRU 51 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID LINES, NORTH 00°17'52" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 100.06 FEET; THENCE, DEPARTING SAID WESTERLY BOUNDARY LINE, NORTH 88°09'39" EAST, A DISTANCE OF 225.35 FEET; THENCE NORTH 01°50'21" WEST, A DISTANCE OF 303.38 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 115.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°56'02" EAST, 98.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°23'52", AN ARC LENGTH OF 101.85 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°48'04" EAST, A DISTANCE OF 54.46 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 52.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°58'52" EAST, 45.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'38", AN ARC LENGTH OF 46.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 01°50'21" WEST, A DISTANCE OF 74.47 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (RIGHT OF WAY VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 01°50'21" EAST, A DISTANCE OF 74.35 FEET TO THE BEGINNING OF A CURVE NORTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°58'54" WEST, 88.85 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'30", AN ARC LENGTH OF 91.93 FEET TO THE END OF SAID CURVE; THENCE SOUTH 49°48'04" WEST, A DISTANCE OF 38.55 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 21°01'08" EAST, 18.89 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 141°38'25", AN ARC LENGTH OF 24.72 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°09'39" EAST, A DISTANCE OF 866.60 FEET TO THE WEST BOUNDARY LINE OF OFFICIAL RECORDS BOOK 5002, PAGE 1357, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°58'30" EAST, ALONG THE SAID WEST BOUNDARY LINE, A DISTANCE OF 445.14 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 10.60 ACRES, MORE OR LESS.

LEGEND:

(C) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
F.I.R.M. = FLOOD INSURANCE RATE MAP
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
ACPA = ALACHUA COUNTY PROPERTY APPRAISER
A.K.A. = ALSO KNOWN AS
● = SET 5/8" STEEL ROD & CAP (NV5 LB 8246)
INV = INVERT
M.E.S. = MITERED END SECTION
RCP = REINFORCED CONCRETE PIPE
HDPE = HIGH DENSITY POLYETHYLENE
X 87.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 87.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
87 = CONTOUR LINE
SS = SANITARY SEWER LINE
ST = STORM SEWER LINE
(W) = UNDERGROUND WATER LINE (PER PLANS)
(E) = UNDERGROUND ELECTRIC LINE (PER PLANS)
(G) = UNDERGROUND GAS LINE (PER PLANS)

= SIGN
= CLEANOUT
= WATER VALVE
= FIBER OPTIC BOX
= METAL LIGHT POLE
= ELECTRIC VAULT
= TRANSFORMER
= FIRE HYDRANT
= ELECTRIC HANDHOLE
= IRRIGATION CONTROL VALVE
= ELECTRIC METER ON WOOD POST
= CONCRETE LIGHT POLE
= STORM SEWER MANHOLE
= SANITARY SEWER MANHOLE
= DIRT SURFACE
= ROCK/GRAVEL SURFACE
= ASPHALT SURFACE
= CONCRETE SURFACE

TREES:

LO = LIVE OAK
HACK = HACKBERRY
CHE = CHERRY LAUREL
SUMMER = SUMMER HAW

SURVEYOR'S NOTES:

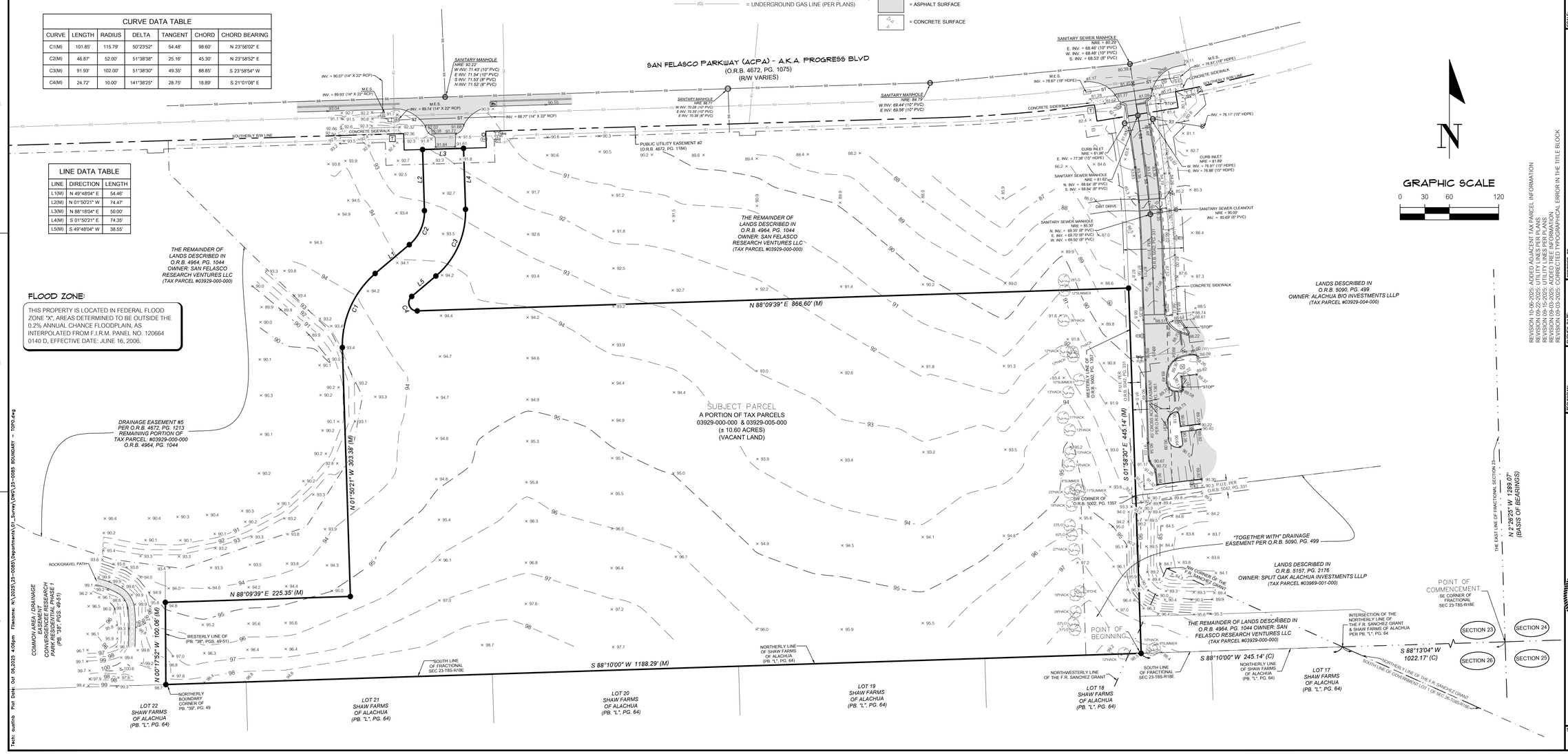
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983 (NAD83) STATE PLANE, FLORIDA NORTH ZONE (903) AND WERE DERIVED FROM LENGEMAN NETWORK GPS SOLUTIONS. REFER TO THE THE EAST LINE OF FRACTIONAL SECTION 23, FOR A BASIS OF BEARINGS YIELDING A MEASURED BEARING OF N 2°26'25" W.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
8. UTILITIES SHOWN HEREON ARE PER ENGINEERING PLANS BY THIS OFFICE.
9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)	101.85'	115.79'	50°23'52"	54.48'	98.60'	N 23°56'02" E
C2(M)	46.87'	52.00'	51°38'38"	25.16'	45.30'	N 23°58'52" E
C3(M)	91.93'	102.00'	51°38'30"	49.35'	88.85'	S 23°58'54" W
C4(M)	24.72'	10.00'	141°38'25"	28.75'	18.89'	S 21°01'08" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1(M)	N 49°48'04" E	54.46'
L2(M)	N 01°50'21" W	74.47'
L3(M)	N 88°18'04" E	50.00'
L4(M)	S 01°50'21" E	74.35'
L5(M)	S 49°48'04" W	38.55'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120664 0140 D, EFFECTIVE DATE: JUNE 16, 2006.



GRAPHIC SCALE
0 30 60 120

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com
LB-8246

NV5

SCALE: 1" = 60'

VERIFY SCALE BAR IS CORRECT ON PLOTTED DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONCEPT DEVELOPMENT, INC.

REVISION 10-06-2025: ADDED ADJACENT TAX PARCEL INFORMATION
REVISION 09-22-2025: UTILITY LINES PER PLANS
REVISION 09-10-2025: ADDED LEGEND ITEMS
REVISION 09-03-2025: ADDED TREE INFORMATION
REVISION 09-03-2025: CORRECTED TYPOGRAPHICAL ERROR IN THE TITLE BLOCK.

CERTIFIED TO:

SURVEY DATE: 08-17-2025
REVISION DATE: 10-06-2025
PROJECT NUMBER: 25-0085

TECHNICIAN: WES
CREW CHIEF: N/A
CHECKED BY: AB
FIELD BOOK & PAGE: 748/49-51 & 752/51

AUSTIN BLAZS

Austin Blazs 2025.10.06 16:09:23-04'00'

This map prepared by Professional Surveyor & Mapper

CERTIFICATE OF AUTHORIZATION #LB-8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AUSTIN BLAZS License Number 7401 STATE OF FLORIDA Professional Surveyor and Mapper

Professional Surveyor & Mapper Fla. License No. 7401

SHEET NO.: 1 OF 1

destination.

The boardwalk, long known as one of

while taking in the coastal surroundings.

City officials described

everyone involved, city officials said.

Programs and group

indicated additional senior trips are planned

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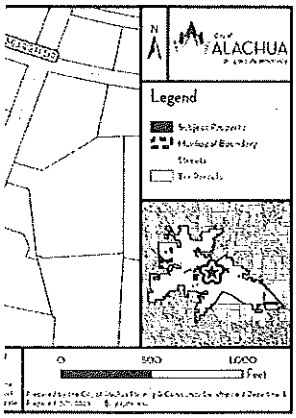
LACHUA
OF PUBLIC
BEFORE THE
AND ZONING
THE CITY OF
A, FLORIDA

ne Planning and Zoning Board of
a public hearing on June 9, 2026
ll be held in the James A. Lewis
y Hall, located 15100 NW 142nd
consider the following:

| MLM Building Addition –

inc. (Applicant/Agent) on behalf
roperty Owner) for a site plan
f a ± 6,509 square foot building
ements on a ± 1.56-acre subject
on 13700 Progress Boulevard,
d along Progress Boulevard (Tax
: Industrial; Zoning: Planned Unit



rested parties may appear and be
ication. Copies of the application,
materials are available for public
and Community Development
nd Terrace, Alachua, Florida, on
veen the hours of 7:30 a.m. to 6:00
ate of hearing. Written comments
sent to the following address:
and Community Development,
616. Notice is given pursuant to
tutes, that, in order to appeal any
hearing, you will need a record
for such purpose, you may need
ord of the proceedings is made,
y and evidence upon which the
accordance with the Americans
rsons with a disability requiring
in order to participate in this
Clerk at (386) 418-6100 x 1501 at
olic hearing.

unty Today - May 28, 2026)

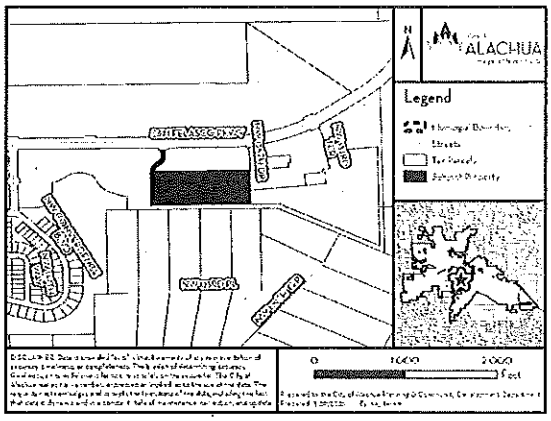
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 9, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PPP25-0003 – Convergence Research Park Residential Phase 4 "Canopy Trace"

A request by Vector Civil Engineering, LLC, agent and applicant for Split Oak Alachua Investments, LLLP, property owner, for the Convergence Research Park Residential Phase 4 which proposes the subdivision of land into 60 single-family detached lots with associated common areas and rights-of-ways on a ± 10.60-acre subject property generally located south of US Highway 441 along Progress Boulevard (tax parcel 03929-005-000.) Future Land Use: Corporate Park District; Zoning: Corporate Park District.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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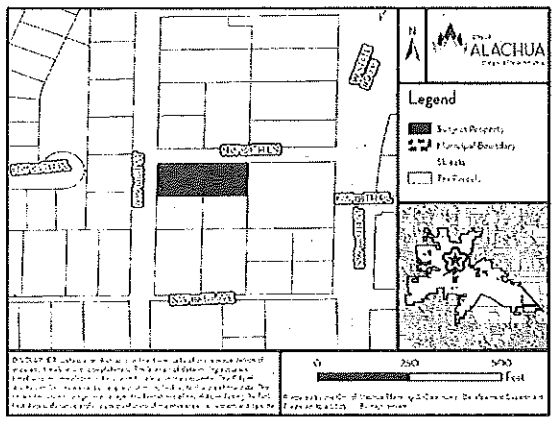
Application #: PR26-0001 – Hathcock Community Center

A request by the City of Alachua, applicant and property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning). The proposed amendment would change the zoning district of a ± 0.49-acre subject property from Residential Single Family - 3 (RSF-3) to Government Facility (GF). The subject property is generally located at the southeast corner of NW 159th Lane and NW 141st Street, and west of the Cleather Hathcock Community Center, on Alachua County Tax Parcel (03114-000-000). Existing Zoning: Residential Single Family – 3; Proposed Zoning: Government Facility (GF).



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

MAILED
MAY 21 2026

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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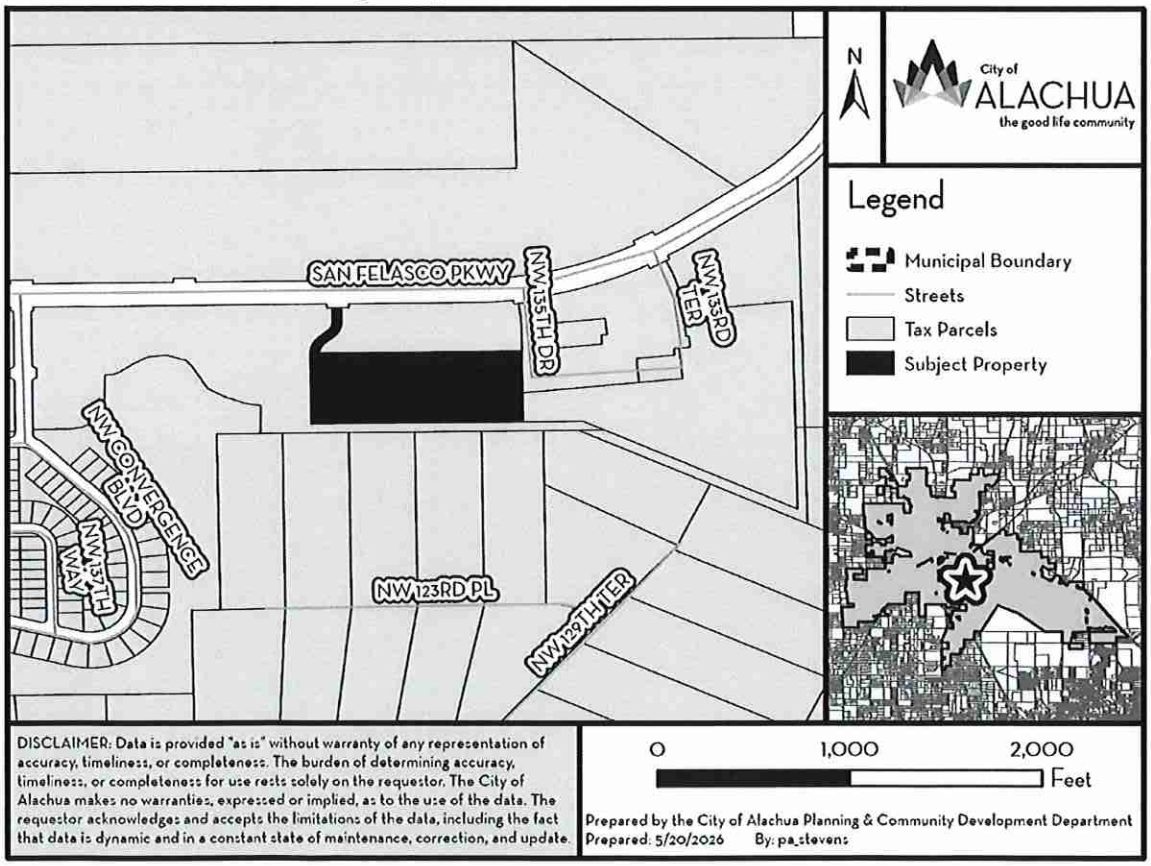
Application #: PPP25-0003 – Convergence Research Park Residential Phase 4 "Canopy Trace"

A request by Vector Civil Engineering, LLC, agent and applicant for Split Oak Alachua Investments, LLLP, property owner, for the Convergence Research Park Residential Phase 4 which proposes the subdivision of land into 60 single-family detached lots with associated common areas and rights-of-ways on a ± 10.60-acre subject property generally located south of US Highway 441 along Progress Boulevard (tax parcel 03929-005-000.) Future Land Use: Corporate Park District; Zoning: Corporate Park District.



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03968-100-022
RICKES ROBERT E
13034 NW 123RD PL
ALACHUA FL 32615-6536

03968-100-018
TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA FL 32615-6536

03968-100-019
MILLS DOUGLAS W & CATHY A
13010 NW 123RD PL
ALACHUA FL 32615-6536

MAILED
MAY 2 1 2026

03969-000-000
SAN FELASCO RESEARCH
VENTURES LLC
PO BOX 238
LAKE BUTLER FL 32054

03968-100-021
LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA FL 32615

03968-100-016
MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA FL 32615-6543

03968-100-017
MCCORD & PAGE
12416 NW 129TH TER
GAINESVILLE FL 32615

03929-004-000
ALACHUA BIO INVESTMENTS LLC
1449 SW 74TH DR STE 200
GAINESVILLE FL 32607

03970-010-000
SAN FELASCO HOMEOWNERS
ASSOCIATION INC
PO BOX 238
LAKE BUTLER FL 32054

03929-000-000
SAN FELASCO RESEARCH
VENTURES LLC
PO BOX 238
LAKE BUTLER FL 32054

03929-004-001
ALACHUA BIO
INVESTMENTS II LLC
12742 NW 133RD TER STE 100
ALACHUA FL 32615

PLANNING & COMMUNITY
DEVELOPMENT
LDR ADMINISTRATOR
PO BOX 9
ALACHUA FL 32615

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE FL 32653

RODOLFO VALLADARES
CITY MANAGER
PO BOX 9
ALACHUA FL 32615

LINDA DIXON, AICP
ASSISTANT DIRECTOR
PLANNING
PO BOX 115050
GAINESVILLE FL 32611

TAMARA ROBBINS
PO BOX 2317
ALACHUA FL 32616

LYNDA COON
7216 NW 126 AVENUE
ALACHUA FL 32615

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA FL 32615

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA FL 32615

STEPHEN HOFSTETTER
DIRECTOR ENVIRONMENTAL
PROTECTION DEPARTMENT
14 NE 1ST STREET
GAINESVILLE FL 32601

SOORYA LINDBERG
16630 NW 173RD TERRACE
ALACHUA FL 32615

CONSTANCE MEYER
4720 NW 104TH LANE
GAINESVILLE FL 32653

MICHELE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE FL 32601

03969-001-000
SPLIT OAK ALACHUA
INVESTMENTS LLLP
1449 SW 74TH DR STE 200
GAINESVILLE FL 32607

JEAN CALDERWOOD
14095 NW 174TH AVE
ALACHUA FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I, David Stockman, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 5/26/20 FOR THE Convergence Research Park Residential P4 "Canopy Trace"
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

4
(Number of signs)

Posted Notice Location Map
PPP25-0003 |Convergence Research Park Residential P4 "Canopy Trace"

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 55 110 220 Feet

Legend

Sign Locations

Subject Property

Prepared by the City of Alachua Planning & Community Development Department

Prepared: 5/20/2026 By: pa_stevens

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Convergence Research Park Residential Phase 4

APPLICATION NO.: PPP25-0003

APPLICATION TYPE: Preliminary Plat

CURRENT ZONING: Corporate Park District

NATURE/SCOPE OF PROPOSAL: A request for the subdivision of land into 60 single-family detached lots with associated common areas and rights-of-way on a ±10.60-acre subject property

DATE OF PUBLIC HEARING(S):

June 9, 2026 **AT** 6:00 **PM**

June 22, 2026 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

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

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: RESIDENTIAL PUD
APPLICATION NO: PB-25-00003
APPLICATION TYPE: PRELIMINARY PUD
CURRENT ZONING: RESIDENTIAL
NATURE/SCOPE OF PROPOSAL: A request for the subdivision of land into
60 single family detached lots with associated common area and right of way
on a ± 10.00-acre subject property
DATE OF PUBLIC HEARING(S): JUNE 9, 2025 AT 6:00 PM
JUNE 23, 2025 AT 6:00 PM
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL 15100 NW 142ND TERRACE
FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com
COA
BB413-11

AGILITY
Commercial Real Estate
Progress DISTRICT
AVAILABLE
352.440.9822
CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARINGS ARE SCHEDULED TO CONSIDER THE FOLLOWING
PROJECT NAME: SUNSHINE ESTATES PHASE 1
APPLICATION NO.: PPP25-0003
APPLICATION TYPE: PRELIMINARY PLAT
CURRENT ZONING: CONSERVATION (CON)
NATURE/SCOPE OF PROPOSAL: A request for the subdivision of land into 60 single-family detached lots with associated common area and rights-of-way on a ± 61.60 acre parcel and
DATE OF PUBLIC HEARING(S): June 9, 2026 AT 6:00 PM
June 23, 2026 AT 6:00 PM
AT PM
LOCATION OF PUBLIC HEARINGS:
ALACHUA CITY HALL 15100 NW 142ND TERRACE
FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com

CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME:
APPLICATION NO.:
APPLICATION FOR (REQUEST):
CURRENT ZONING:
PARCEL(S) #(S):
DATE OF PUBLIC HEARING(S):
JUNE 4, 2024 AT 6:00 PM
JUNE 24, 2024 AT 6:00 PM
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW HIGHWAY 441
ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com

Bryan S. Thomas, AICP
Director of Planning & Community Development
Planning and Community Development Department

As Director Bryan oversees the operations of the Planning & Community Development and Code Enforcement Departments for the City of Alachua. Bryan strives to help the city attain its vision of providing a vibrant, growing and diverse community through the implementation of smart growth planning principals. Bryan worked in the private sector in economic development and real estate, and earned a master's degree in Urban & Regional Planning from Florida State University and a bachelor of arts degree from the University of Florida.

EDUCATION

University of Florida
Bachelor of Arts in Liberal Arts & Sciences,
Major in Economics, Minor in Philosophy
Graduated: 1989

Florida State University
Master of Urban and Regional Planning
Graduated: 1992

Gainesville High School
High School Diploma
Graduated: 1981

WORK EXPERIENCE

City of Alachua, FL | Director of Planning & Community Development | June 2025 to present
City of Lake City, FL | Principal Planner | Sept. 2024-June 2025
City of Newberry, FL, | Director of Planning & Economic Development | Jan. 2014-June 2025
North Central Florida Regional Planning Council, Gainesville, FL | Economic Development Director | 2008-Dec. 2013
City of Jacksonville, FL, | Associate Planner | July 1992-1995
Apalachee Regional Planning Council, Tallahassee FL | Associate Planner | 1991-1993

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Fla. Redevelopment Association

CERTIFICATES AND OTHER SKILLS

American Institute of Certified Planners |
Jun 2025-Present
Fla. Society of Certified Public Managers |
Certified July 2023
Fla. Redevelopment Association |
Redevelopment Administrator (application pending)

Commission Agenda **Item**

MEETING DATE: July 27, 2026

SUBJECT: Ordinance 26-11: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.48-ACRE SUBJECT PROPERTY FROM MEDIUM DENSITY RESIDENTIAL, RECREATION TO PUBLIC; GENERALLY LOCATED AT 15818 NW 140TH ST (TAX PARCEL 03120-000-000; 03113-000-000; 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Legislative Hearing; First Reading).

PREPARED BY: Parker Stevens

RECOMMENDED ACTION:

Staff recommends that the City Commission find the small-scale Comprehensive Plan amendment for the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and (1) approved Ordinance 26-11 upon first reading and (2) schedule second reading for August 10, 2026.

Recommended Motion: *I move that, based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a small-scale Comprehensive Plan amendment for the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and (1) approved Ordinance 26-11 upon first reading and (2) schedule second reading for August 10, 2026.*

Summary

This application is a request by the City of Alachua (applicant/property owner) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Medium Density Residential and Recreation to Public.

The subject properties are generally located at 15818 NW 140th Street on a ± 1.48-acre subject property (tax parcel numbers 03113-000-000; 03114-000-000; and 03120-000-000).

The applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of one parcel of the subject property from Residential Single Family - 3 (RSF-3) to Government Facility (GF).

Existing Future Land Use Designation

Objective 1.2 and Policy 1.2.a-e of the Future Land Use Element (FLUE) establish the Residential land use category. Objective 1.2. states that the Residential land use category is established in order to ensure an orderly urban growth pattern that will provide a variety of housing to its residents and provides for the best use of available lands for residential development. Permitted uses within the Residential land use category are established in Policies 1.2.a – 1.2.e of the FLUE, and include: single family detached dwelling units, accessory dwelling units, manufactured or modular homes meeting certain design criteria, supporting community services such as schools, houses of worship, parks, community centers, mobile homes (within mobile home parks only), duplexes, quadplexes, townhomes, Residential Planned Developments, apartments, live/work units, traditional mixed-use Neighborhood Planned Developments, group living, neighborhood-scale retail and services (where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices.

Proposed Future Land Use Designation

Objective 1.6 and Policies 1.6.a-c of the Future Land Use Element establishes the Public land use category, stating that appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria: public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable. Exceptions may be made for transmission or collection facilities, rights-of-ways, and easements, which may be made for transmission or collection facilities, rights-of-ways, and easements, which may be located in any land use category; public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan; and the City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-11
2. Staff Report
3. Application Materials
4. Public Notice Materials

ORDINANCE 26-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.48-ACRE SUBJECT PROPERTY FROM MEDIUM DENSITY RESIDENTIAL, RECREATION TO PUBLIC; GENERALLY LOCATED AT 15818 NW 140TH ST (TAX PARCEL 03120-000-000; 03113-000-000; 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a small-scale Comprehensive Plan amendment to the City of Alachua Comprehensive Plan Future Land Use Map as further described herein has been filed with the City (the "Amendment") by the City of Alachua. ("Agent" and "Property Owner"); and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on June 9, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, Chapter 163.3187, Florida Statutes, establishes the process for adoption of small-scale comprehensive plan amendments, including that small-scale development amendments adopted pursuant to Chapter 163.3187, Florida Statutes, require only one public hearing before the governing board; and,

WHEREAS, pursuant to Chapter 163.3187(2), Florida Statutes, the City Commission held two duly advertised public hearing on July 27, 2026, and on _____, 2026, on the proposed Amendment (the "Adoption Hearing") and provided for and received public participation; and,

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

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan Future Land Use Map Amended

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Medium Density Residential (± 0.44-acres), Recreation (± 1.04-acres), to Public (± 1.48-acres), on a ± 1.48-acre subject property, consisting of Tax Parcel Numbers 03120-000-000, 03113-000-000, and 03114-000-000 in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading. The effective date of this Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this Amendment has become effective.

PASSED on first reading on the 27th day of July, 2026.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

EXHIBIT "A"

Legal Description:

Tax Parcel: 03114-000-000

LEGAL DESCRIPTION - PER O.R.B. 5239, PG. 2622

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

Legal Description:

Tax Parcel: 03113-000-000

LEGAL DESCRIPTION - PER O.R.B. 1868, PG. 1423

Lot One (1) Block Twenty-five (25) of the Alachua Realty Company Addition to Alachua as per plat recorded in Plat Book "A", Page 100 of the Public Records of Alachua County Florida.

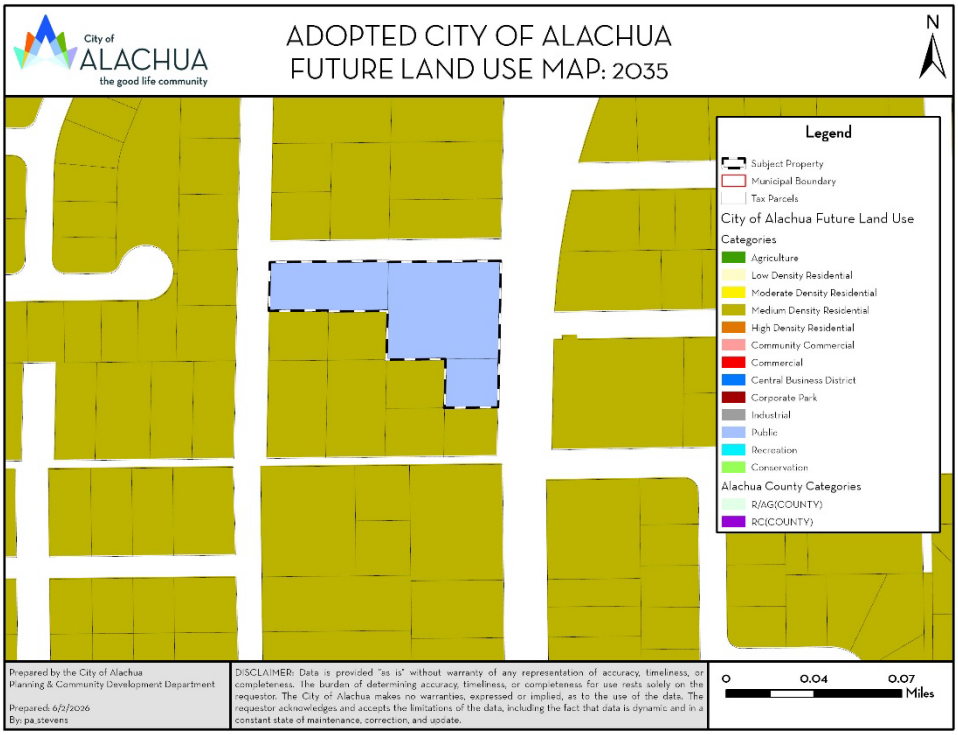
Legal Description:

Tax Parcel: 03120-000-000

LEGAL DESCRIPTION - PER O.R.B. 4167, PG. 763

The NE 1/4 of Lot 4, Block 25 of Alachua Realty Company's Addition to the City of Alachua, Florida, according to the map or plat thereof, as recorded in Plat Book "A", Page 100 of the Public Records of Alachua County, Florida.

EXHIBIT "B"


City of ALACHUA
the good life community
ADOPTED CITY OF ALACHUA
FUTURE LAND USE MAP: 2035
N
Legend
Subject Property
Municipal Boundary
Tax Parcels
City of Alachua Future Land Use Categories
Agriculture
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Community Commercial
Commercial
Central Business District
Corporate Park
Industrial
Public
Recreation
Conservation
Alachua County Categories
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared: 6/2/2026
By: pa.stevens
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
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Miles

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: June 9, 2026
Legislative Hearing **Application #: PSCC26-0001**

SUBJECT:	A request to amend the Future Land Use Map (FLUM) from Medium Density Residential and Recreation to Public on a ± 1.48-acre subject property.
APPLICANT/AGENT:	City of Alachua
PROPERTY OWNER:	City of Alachua
LOCATION:	15818 NW 140th Street
PARCEL ID NUMBERS:	03113-000-000; 03114-000-000; 03120-000-000
FLUM DESIGNATION:	Medium Density Residential; Recreation
ZONING:	Residential Single Family – 3 (RSF-3); Government Facility
OVERLAY:	N/A
ACREAGE:	± 1.48
PROJECT PLANNER:	Parker A.H. Stevens
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small-Scale Comprehensive Plan Amendment submitted by the City of Alachua to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Small-Scale Comprehensive Plan Amendment for the City of Alachua, to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by the City of Alachua (applicant/property owner) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Medium Density Residential and Recreation to Public on a ± 1.48-acre subject property with tax parcel number 03113-000-000; 03114-000-000; and 03120-000-000.

The applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of one parcel of the subject property from Residential Single Family - 3 (RSF-3) to Government Facility (GF).

Existing Future Land Use Designation

Objective 1.2 and Policy 1.2.a-e of the Future Land Use Element (FLUE) establish the Residential land use category. Objective 1.2. states that the Residential land use category is established in order to ensure an orderly urban growth pattern that will provide a variety of housing to its residents and provides for the best use of available lands for residential development. Permitted uses within the Residential land use category are established in Policies 1.2.a – 1.2.e of the FLUE, and include: single family detached dwelling units, accessory dwelling units, manufactured or modular homes meeting certain design criteria, supporting community services such as schools, houses of worship, parks, community centers, mobile homes (within mobile home parks only), duplexes, quadplexes, townhomes, Residential Planned Developments, apartments, live/work units, traditional mixed-use Neighborhood Planned Developments, group living, neighborhood-scale retail and services (where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices.

Proposed Future Land Use Designation

Objective 1.6 and Policies 1.6.a-c of the Future Land Use Element establishes the Public land use category, stating that appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria: public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable. Exceptions may be made for transmission or collection facilities, rights-of-ways, and easements, which may be made for transmission or collection facilities, rights-of-ways, and easements, which may be located in any land use category; public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan; and the City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Table 1. Comparison of Existing/Proposed FLUM Designations

	Existing FLUM Designation	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Medium Density Residential	Recreation	Public
Max. Gross Density:	N/A	1 unit / 4 acres 1 Unit	1 unit / 1 acre 1 unit
Max. Floor Area:	0.5 Floor Area Ratio (FAR) 32,234.4 square feet	N/A	N/A
Typical Uses:	1. single family detached dwelling units, 2. accessory dwelling units, 3. manufactured or modular homes meeting certain design criteria, 4. residential planned developments, 5. supporting community services such as schools, houses of worship, parks, and community centers, 6. mobile homes (within mobile home parks only), 7. duplexes/quadplexes, townhomes,	1. City-owned recreation facilities; 2. Community gardens 3. Neighborhood parks, 4. Commercial recreation	1. public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable; 2. public, private, and charter school
Net Increase/ Decrease:	N/A		

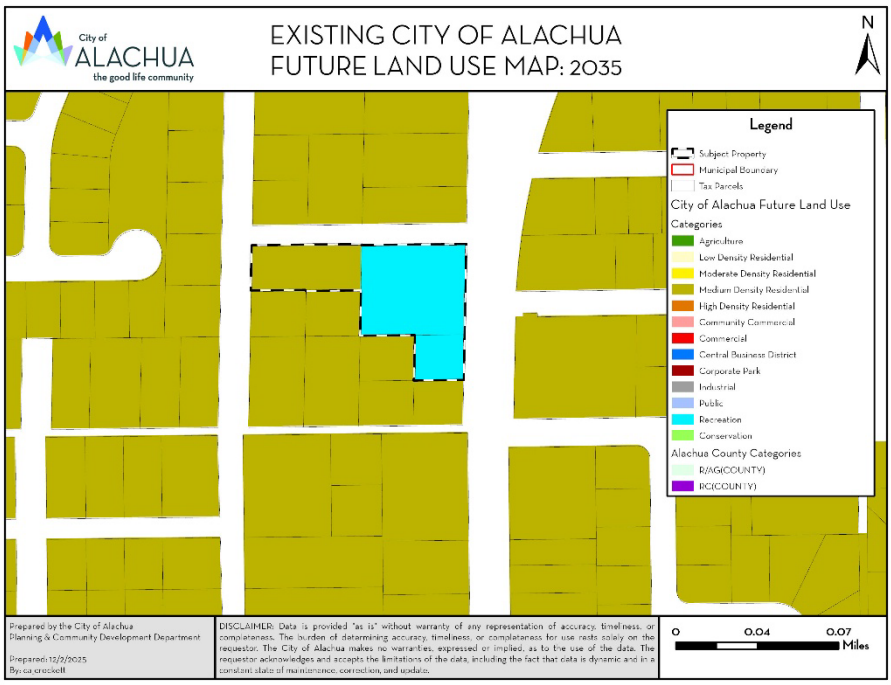


Figure 1. Existing Future Land Use Map with Subject Property

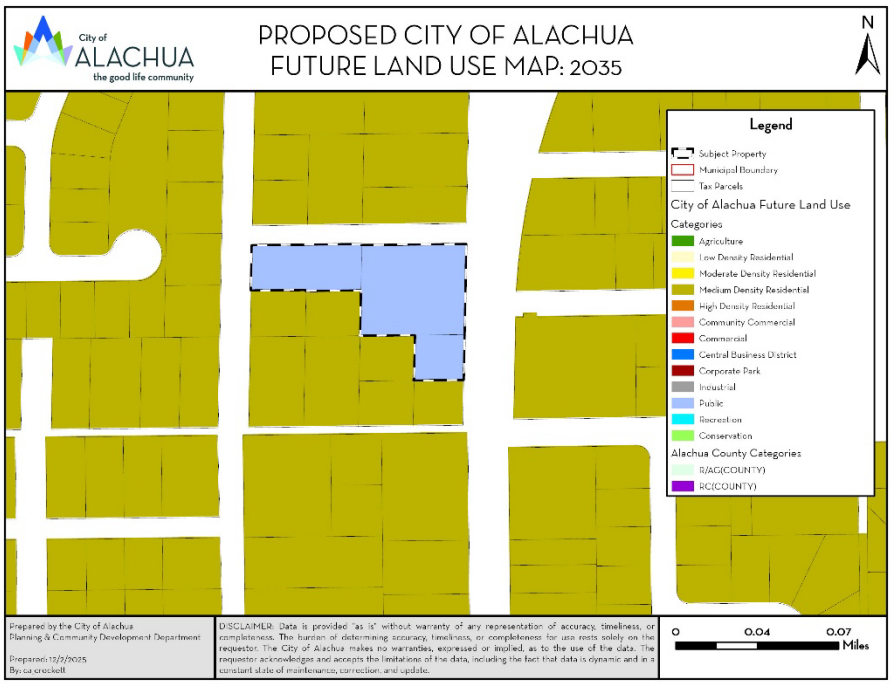


Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

The subject property is mostly undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas. A community center building is located on tax parcel 03113-000-000, which is a conforming land use.

SURROUNDING USES

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

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family and Vacant Residential	Medium Density Residential	Residential Single Family -3 (RSF-3)
South	Single Family and Vacant Residential	Medium Density Residential	Residential Single Family -3 (RSF-3)
East	Single Family and Vacant Residential	Medium Density Residential	Residential Single Family -3 (RSF-3); Residential Multi Family – 8 (RMF-8)
West	Single Family and Vacant Residential	Medium Density Residential	Residential Single Family -3 (RSF-3); Residential Single Family – 6 (RSF-6)

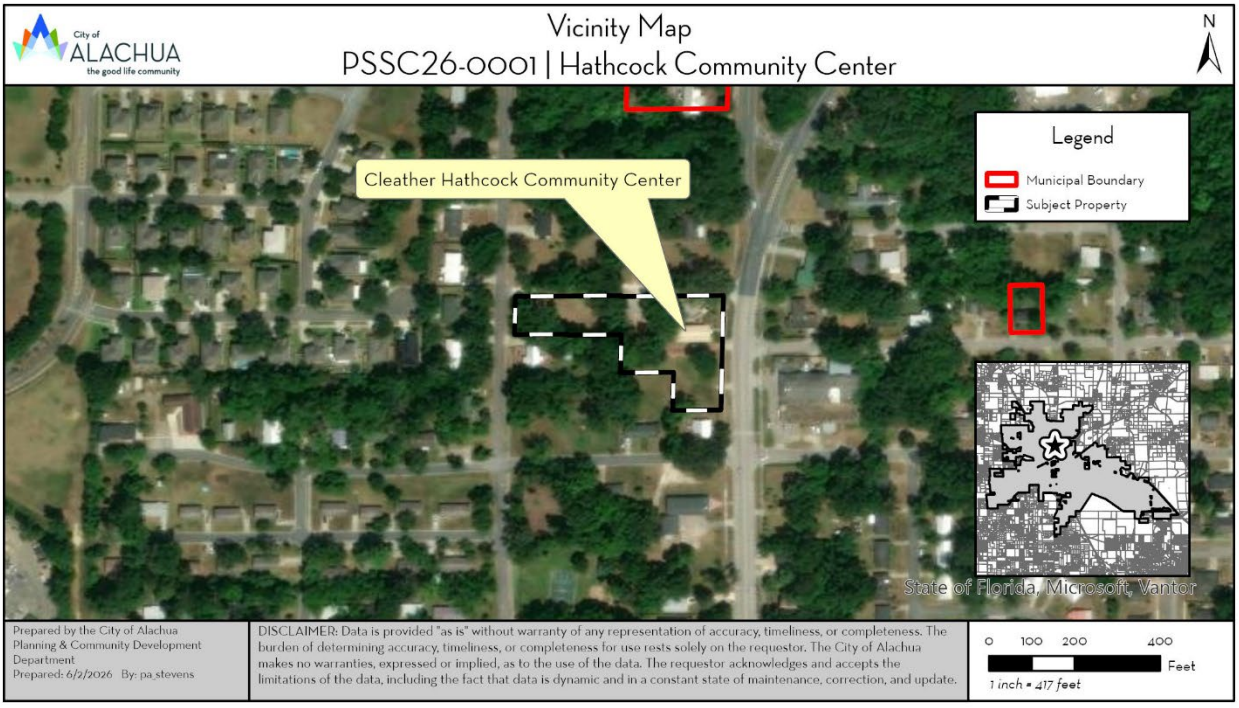


Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

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

While not required for a small-scale Comprehensive Plan amendment, a neighborhood meeting was held on January 1, 2026 at 15818 NW 140th Street (Cleather Hathcock Community Center), to discuss the accompanying rezoning application. The applicant was available to answer questions. Materials submitted by the applicant indicated the meeting was attended by five members of the community.

NEEDS ANALYSIS

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

10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

The proposed amendment reduces the potential for residential development by one dwelling unit and does not alter the potential for commercial development. A need has been exhibited in this area for additional community services through the City's FY26 Strategic Plan and community workshops. The proposed amendment will not hinder the ability for markets to provide adequate choice and will not impact the 10-year planning period.

URBAN SPRAWL ANALYSIS

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

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

Evaluation & Findings: The proposed amendment is small-scale and the subject property is located in an already developed area of the City. The subject property has existing development and the proposed future land use categories would not meaningfully increase the intensity of development or alter the allowed uses in a way that would result in adverse environmental impacts.

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

Evaluation & Findings: The proposed amendment is small-scale and the subject property is already served by public infrastructure and services; therefore, the amendment would promote the efficient and cost-effective provision of public infrastructure.

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

Evaluation & Findings: The proposed amendment would permit additional community service space in a predominately single-family residential area, encouraging a mix of uses and supporting a multimodal transportation system by placing functional uses near residences who would otherwise have to drive to these uses.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: N/A

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

Evaluation & Findings: The proposed amendment does not directly preserve nor directly replace or encroach upon agricultural areas.

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

Evaluation & Findings: The proposed amendment would provide for additional public open space and recreation needs. Although the amendment proposes amending the Recreation land use to Public, the Public land use will be larger than the existing Recreation land use and will allow for a greater array of uses, including public open space.

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

Evaluation & Findings: The proposed amendment would permit additional community service space in a predominately single-family residential area, encouraging a better balance between the demand for residential and the nonresidential needs of that residential population.

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

Evaluation & Findings: N/A

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.6: *Public*

The City shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable.
2. Public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Evaluation & Findings: The Comprehensive Plan includes "parks and recreation systems" in the definition of public facilities. The Public land use category refers to a broad set of government service systems, which includes parks and recreation systems. The current use of the property is a community center which is permitted in the Public land use category.

Objective 3.5: *Protection of Historic Districts and Historic Resources*

The City shall ensure that its land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

Evaluation & Findings: The subject property, although located in an already developed portion of the City, is not known to have any listed historic resources on it and the subject property is not located within a historic district.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: *Redevelopment*

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

Evaluation & Findings: The subject property is located within the Central City Area. The proposed amendment would enable future redevelopment of the existing Hathcock Community Center, retaining a public use but expanding the service options outside of solely the Recreation land use. This will provide greater flexibility and expand the public use into the existing Medium Density Residential portion of the subject property.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation & Findings: The proposed amendment would add additional functional park space to the City's level of service capacity by including the existing Medium Density Residential portion of the subject property.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

Evaluation & Findings: There are no delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, the development will have no impact upon any strategic ecosystems identified within the ecological inventory report.

Regulated Plant & Animal Species

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

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

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, the development will be required to conform with the applicable policies and

regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There is 1 soil type found within the subject property, shown in Table 3.

Table 3. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo-Urban Land Complex; 5% Slopes	A	Well Drained	N/A	N/A	± 100%

Evaluation & Findings: The soil present on the subject property is well-drained, and is generally conducive to residential and commercial development. No limitations for commercial developments are noted to exist. The proposed land use categories are generally suitable for the subject property in relation to soils.

Flood Potential

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

Evaluation & Findings: Since the subject property is located in Flood Zone X, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The subject property is not located within an area of high aquifer recharge as identified on the Suwannee River Water Management District's high aquifer recharge potential (HARP) map. No potential sink holes are known to exist on the site. No new stormwater management facilities are proposed.

Wellfield Protection Zones

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

Evaluation & Findings: The subject property is not located within a City of Alachua wellfield protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan; therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

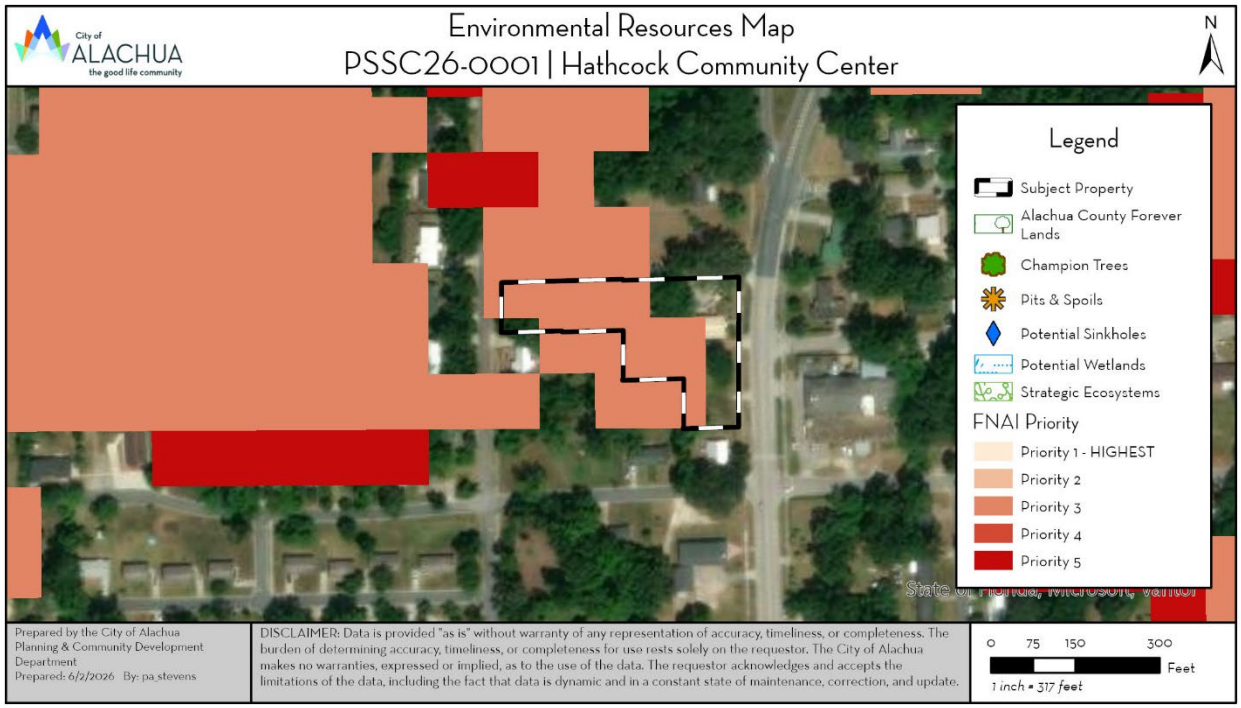


Figure 4. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.2(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all amendments to the Official Zoning Atlas must be found compliant. An evaluation of the application against the standards of Section 2.4.2(E)(1) is provided below.

(1) **Competent substantial evidence provided**. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) ***Consistent with the Comprehensive Plan***. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Evaluation: An evaluation of consistency with the City of Alachua Comprehensive Plan has been submitted as part of this application.

(b) ***Consistent with ordinances***. The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: This analysis demonstrates consistency with the Land Development Regulations and the proposed zone district of GF would not conflict with any ordinances.

(c) ***Logical development pattern***. The proposed amendment would result in a logical and orderly development pattern

Evaluation: The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, resulting in a logical development pattern.

(d) ***Premature development***. The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: The surrounding area is urban in context and is mostly developed. The amendment would not result in premature development in an undeveloped area.

(e) ***Incompatible with adjacent lands***. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The subject property is adjacent to GF and the existing community center to the east, RSF-3 and single-family residential to the north and south, and RSF-6 and single-family residential to the west. The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations.

(f) *Adverse effect on local character* The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Evaluation: The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations. No adverse effects on local character are anticipated as a result of the proposed amendment.

(g) *Not deviate from pattern of development*. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, maintaining the existing development pattern of the surrounding area.

(h) *Encourage sprawl*. The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Evaluation: The surrounding area is urban in context and is mostly developed. The subject property is also located in the Central City Area. The proposed zone district of GF does not permit residential uses of any density nor is it intended for highway-oriented uses. The companion small-scale Comprehensive Plan amendment application has been evaluated for urban sprawl against the 13 primary indicators and eight urban form criteria established in Florida Statutes. The proposed amendment would not encourage urban sprawl.

(i) *Spot zoning*. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The proposed amendment would extend an existing GF zone district adjacent to residential zone districts (primarily RSF-3) which the GF zone district primarily serves. The zone districts are related and not isolated and would not result in spot zoning.

(j) *Public facilities*. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The subject property is within the City's service areas for both potable water and sanitary sewer and utilities are available at the subject property. No major extensions of utilities would be required.

(k) ***No adverse effect on the environment***. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: The subject property is not known to have any significant environmental features or wildlife habitat on the site and is already within in urban area. There are regulated tree species on the site and all requirements in Section 6.2 of the City's Land Development Regulations will apply at time of development.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application's potential impacts do not negatively impact the level of service (LOS) for those public facilities.

As the subject property has existing development compatible with the Public land use, and the proposed amendment does not alter to seek the current service or demand volumes of the subject property, this application is considered to have de minimis, or no impacts on public facility levels of service. Concurrency will be reevaluated as part of respective applications should redevelopment be proposed.

EXHIBIT "A"
TO
HATHCOCK COMMUNITY CENTER
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

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

ORDINANCE 26-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.48-ACRE SUBJECT PROPERTY FROM MEDIUM DENSITY RESIDENTIAL, RECREATION TO PUBLIC; GENERALLY LOCATED AT 15818 NW 140TH ST (TAX PARCEL 03120-000-000; 03113-000-000; 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a small-scale Comprehensive Plan amendment to the City of Alachua Comprehensive Plan Future Land Use Map as further described herein has been filed with the City (the "Amendment") by the City of Alachua. ("Agent" and "Property Owner"); and,

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

WHEREAS, Chapter 163.3187, Florida Statutes, establishes the process for adoption of small-scale comprehensive plan amendments, including that small-scale development amendments adopted pursuant to Chapter 163.3187, Florida Statutes, require only one public hearing before the governing board; and,

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

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

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan Future Land Use Map Amended

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Medium Density Residential (± 0.44-acres), Recreation (± 1.04-acres), to Public (± 1.48-acres), on a ± 1.48-acre subject property, consisting of Tax Parcel Numbers 03120-000-000, 03113-000-000, and 03114-000-000 in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading. The effective date of this Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this Amendment has become effective.

DRAFT

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "A"

Legal Description:

Tax Parcel: 03114-000-000

LEGAL DESCRIPTION - PER O.R.B. 5239, PG. 2622

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

Legal Description:

Tax Parcel: 03113-000-000

LEGAL DESCRIPTION - PER O.R.B. 1868, PG. 1423

Lot One (1) Block Twenty-five (25) of the Alachua Realty Company Addition to Alachua as per plat recorded in Plat Book "A", Page 100 of the Public Records of Alachua County Florida.

Legal Description:

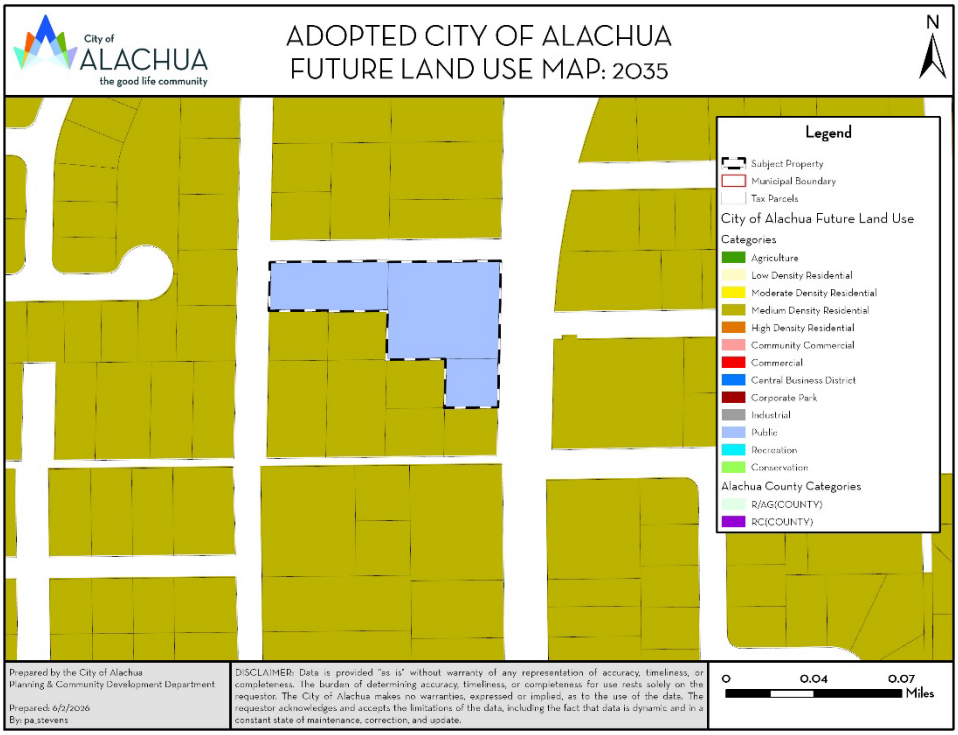
Tax Parcel: 03120-000-000

LEGAL DESCRIPTION - PER O.R.B. 4167, PG. 763

The NE 1/4 of Lot 4, Block 25 of Alachua Realty Company's Addition to the City of Alachua, Florida, according to the map or plat thereof, as recorded in Plat Book "A", Page 100 of the Public Records of Alachua County, Florida.

DRAFT

EXHIBIT "B"



DRAFT

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

May 28, 2026

Submitted electronically to ccrockett@cityofalachua.org

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

Application #: PSSC26-0001; PR26-0001

RE: Notice of Hearing to be Scheduled for Hathcock Community Center Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning).

Dear Mr. Crockett,

On January 7, 2026, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) for the Hathcock Community Center submitted on behalf of the City of Alachua. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **June 9, 2026** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Wednesday, May 20, 2026*** Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Thursday, May 21 2026***. These signs will be ready for pickup after 12:00 PM on Wednesday, May 20, 2026. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, June 8, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

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

Sincerely,

Parker A.H. Stevens
Planner

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 27, 2026

Submitted electronically to ca_crockett@cityofalachua.com

Carson Crockett, AICP
City of Alachua
PO Box 9
Alachua, Florida 32616

Application #: PSSC26-0001/PR26-0001

RE: **Completeness Review for City of Alachua Hathcock Center, Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications**

Dear Carson Crockett,

On January 07, 2026, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of the City of Alachua. The applications propose to amend the Future Land Use Map (FLUM) Designation on parcels 03113-000-000 and 03120-000-000, 1.04 +/- acre, from Recreation to Public, parcel 03114-000-000, 0.44 +/- acre, from Medium Density Residential to Public, and to rezone parcel 03114-000-000 from Residential Single Family-3 (RSF-3) to Government Facilities (GF).

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

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

If you have any questions regarding the information above, please contact me at (386) 418-6122 or br_thomas@cityofalachua.org.

Sincerely,

Bryan S. Thomas

Bryan S. Thomas, AICP
Planning & Community Development Director

CC: Carson J. Crockett, AICP, Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stephens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

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

City of Alachua
Comprehensive Plan Amendment Application

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

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

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

A. PROJECT

1. Project Name: Hathcock Community Center SSCPA
2. Address of Subject Property: 15818 NW 140th Street
3. Parcel ID Number(s): 03113-000-000; 03114-000-000; 03120-000-000
4. Existing Use of Property: Community Center
5. Existing Future Land Use Map Designation: Recreation; Medium Density Residential
6. Proposed Future Land Use Map Designation: Public
7. Acreage: +/- 1.48

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Carson J. Crockett, AICP Title: Principal Planner
   Company (if applicable): City of Alachua, Planning & Community Development
   Mailing address: P.O. Box 9
   City: Alachua State: Florida ZIP: 32616
   Telephone: ( )386-418-6137 FAX: ( ) e-mail: ccrockett@cityofalachua.org
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

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

7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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

Signature of Applicant

Signature of Co-applicant

Carson J. Crockett, AICP
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of alachua

The foregoing application is acknowledged before me this 2nd day of Dec, 2025, by Carson Crockett

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

NOTARY SEAL

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

Signature of Notary Public, State of Florida

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

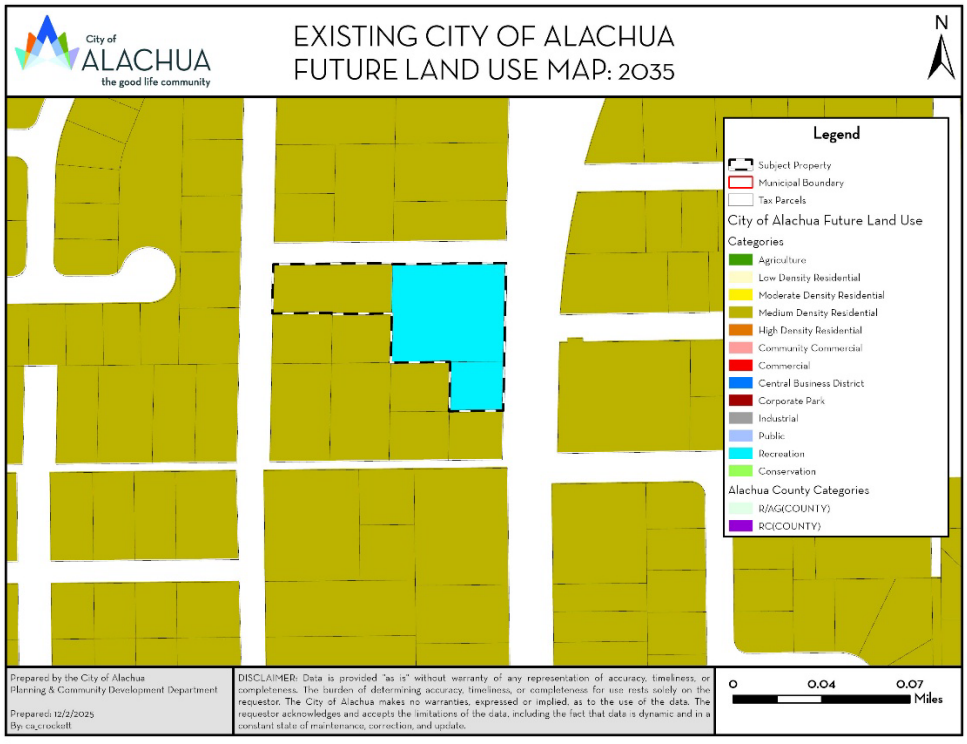
December 2, 2025

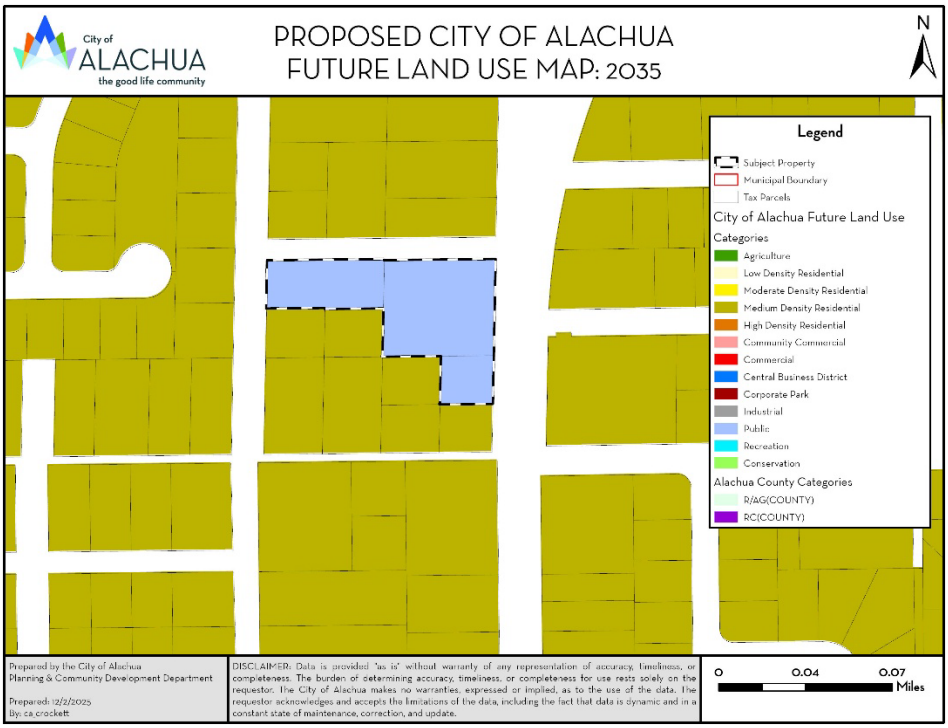
Bryan S. Thomas, AICP
City of Alachua
P.O. Box 9
Alachua, Florida 32616

RE: Hathcock Community Center Small-Scale Comprehensive Plan Amendment (SSCPA)

Dear Bryan S. Thomas,

The City of Alachua is initiating a small-scale Comprehensive Plan amendment (SSCPA) on property owned and maintained by the City. The application proposes amending the future land use designation from Medium Density Residential and Recreation to Public on a +/- 1.48-acre subject property located at 15818 NW 140th Street (tax parcels 03113-000-000; 03114-000-000; 03120-000-000). The subject property is currently home to the existing Hathcock Community Center. This future land use amendment would allow property that the City recently acquired to be incorporated into the ongoing improvement project for the subject property.





A companion rezoning application has been submitted for this property.

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: December 2, 2025

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

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center SSCPA Urban Sprawl Analysis**

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

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

Evaluation & Findings: The proposed amendment is small-scale and the subject property is located in an already developed area of the City. The subject property has existing development and the proposed future land use categories would not meaningfully increase the intensity of development or alter the allowed uses in a way that would result in adverse environmental impacts.

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

Evaluation & Findings: The proposed amendment is small-scale and the subject property is already served by public infrastructure and services; therefore, the amendment would promote the efficient and cost-effective provision of public infrastructure.

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

Evaluation & Findings: The proposed amendment would permit additional community service space in a predominately single-family residential area, encouraging a mix of uses and supporting a multimodal transportation system by placing functional uses near residences who would otherwise have to drive to these uses.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: N/A

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

Evaluation & Findings: The proposed amendment does not directly preserve nor directly replace or encroach upon agricultural areas.

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

Evaluation & Findings: The proposed amendment would provide for additional public open space and recreation needs. Although the amendment proposes amending the Recreation land use to Public, the Public land use will be larger than the existing Recreation land use and will allow for a greater array of uses, including public open space.

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

Evaluation & Findings: The proposed amendment would permit additional community service space in a predominately single-family residential area, encouraging a better balance between the demand for residential and the nonresidential needs of that residential population.

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

Evaluation & Findings: N/A

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: December 2, 2025

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

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center SSCPA Concurrency Impact Analysis**

As the subject property has existing development compatible with the Public land use, and the proposed amendment does not alter to seek the current service or demand volumes of the subject property, this application is considered to have de minimis, or no impacts on public facility levels of service. Concurrency will be reevaluated as part of respective applications should redevelopment be proposed.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: December 2, 2025

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

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center SSCPA Needs Analysis**

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

The proposed amendment reduces the potential for residential development by one dwelling unit and does not alter the potential for commercial development. A need has been exhibited in this area for additional community services through the City's FY26 Strategic Plan and community workshops. The proposed amendment will not hinder the ability for markets to provide adequate choice and will not impact the 10-year planning period.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: December 2, 2025

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

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center SSCPA Comprehensive Plan Consistency**

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.6: *Public*

The City shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable.
2. Public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Evaluation & Findings: The Comprehensive Plan includes "parks and recreation systems" in the definition of public facilities. The Public land use category refers to a broad set of government service systems, which includes parks and recreation systems. The current use of the property is a community center which is permitted in the Public land use category.

Objective 3.5: *Protection of Historic Districts and Historic Resources*

The City shall ensure that its land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

Evaluation & Findings: The subject property, although located in an already developed portion of the City, is not known to have any listed historic resources on it and the subject property is not located within a historic district.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: *Redevelopment*

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

Evaluation & Findings: The subject property is located within the Central City Area. The proposed amendment would enable future redevelopment of the existing Hathcock Community Center, retaining a public use but expanding the service options outside of solely the Recreation land use. This will provide greater flexibility and expand the public use into the existing Medium Density Residential portion of the subject property.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation & Findings: The proposed amendment would add additional functional park space to the City's level of service capacity by including the existing Medium Density Residential portion of the subject property.

Return to: (enclose self-addressed stamped envelope)
Name: CITY OF ALACHUA
P.O. BOX 9
Address: ALACHUA, FLORIDA 32615-0009

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 6

This Instrument Prepared by:
NEIL A. MALPHURS
Address: P.O. BOX 969
ALACHUA, FLORIDA 32615-0969

RETURN TO

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

©Jacksonville Publishers & Printing Co., Inc., 1987

RECORDED
OFFICIAL RECORDS
92 JUL 31 PM 4:19
CLERK OF CIRCUIT
COUNTY COURT
ALACHUA COUNTY, FL.

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made the* 21 *day of* July *A. D. 19* 92 *by*

BETWEEN J.J. WILSON

hereinafter called the grantor, to

CITY OF ALACHUA, FLORIDA, a municipal corporation

whose postoffice address is P.O. Box 9, Alachua, Fl 32615-0009
hereinafter called the grantee:

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

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 100.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:*

Lot One (1) Block Twenty-five (25) of the ALACHUA REALTY COMPANY ADDITION TO ALACHUA as per plat recorded in Plat Book "A", Page 100 of the Public Records of Alachua County Florida.

Grantor warrants this property is not his homestead.

Doc. St. Amt. $0.60
A. Curtis Powers, Clerk of Circuit Court
Alachua County - By

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

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

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 19 92

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Billie H Fielder — J J Wilson L.S.
Anthony P Conte — L.S.

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of July, 1992,
by J. J. WILSON
who is/are personally known to me xxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxx

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3654162 2 PG(S)
10/23/2025 9:23 AM
BOOK 5239 PAGE 2622
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1293369
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $507.50
Intang. Tax: $0.00

Prepared by and return to:
Gary D. Grunder
Grunder & Petteway, PA
23349 Northwest County Road 236
Suite 10
High Springs, FL 32643

File No. 25161

Parcel Identification No. 03114 000 000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 22nd day of October, 2025 between Paristamika V. Owens, whose post office address is 1829 Northeast 3rd Avenue, Gainesville, FL 32641, of the County of Alachua, Florida, Grantor, to City of Alachua Florida, a municipality in Alachua County, whose post office address is 15100 Northwest 142 Terrace, Alachua, FL 32615, of the County of Alachua, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

The subject property is not the homestead of Grantor.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Paristamika V. Owens

WITNESS
PRINT NAME: Gary D. Grunder

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 1 ADDRESS

WITNESS
PRINT NAME: Summer L. McLaughlin

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (x) physical presence or (__) online notarization, this 22 day of October, 2025, by Paristamika V. Owens, (__) who is/are personally known to me or (✓) who has/have produced FL Drivers License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Notary Public State of Florida
Gary D Grunder
My Commission HH 405746
Expires 7/6/2027

Notary Public State of Florida
Gary D Grunder
My Commission HH 405746
Expires 7/6/2027

18.50
4.20

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2767469 2 PG(S)
January 25, 2013 10:40:02 AM
Book 4167 Page 763
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $4.20

Prepared by and return to:
Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, Florida 32616

Tax Parcel #; 03120-000-000

QUIT CLAIM DEED

This Indenture, made this 16th day of January, 2013, between **Thelma Allen**, whose post office address is Post Office Box 676, Dade City, Florida 33526, Grantor, and **Tommy L. Moore**, whose post office address is 21925 NW 210th Avenue, High Springs, Florida 32643, Grantee;

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents does remise, release and quitclaim unto said Grantee all the right, title, interest, claim and demand which said Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Alachua, State of Florida, to wit:

The NE 1/4 of Lot 4, Block 25 of Alachua Realty Company's Addition to the City of Alachua, Florida, according to the map or plat thereof, as recorded in Plat Book "A", Page 100 of the Public Records of Alachua County, Florida

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning of the Constitution of the State of Florida, nor of her spouse, if any, nor is it contiguous to or a part of homestead property.

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

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Print: Leslie Pearce

Witness
Print: Cathy Trueheart

Thelma Allen
Thelma Allen

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 10th day of January, 2013 by **Thelma Allen**, who is ☐ personally known to me ☑ or who has produced FIDL as identification.

Notary Public - State of Florida

Sign:

Print: Leslie L Pearce

My Commission Expires:

Leslie L. Pearce NOTARY PUBLIC STATE OF FLORIDA MY COMM. EXPIRES JUNE 20, 2016 NO. EE 208074

2012-191

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03113 000 000	15818 NW 140TH ST	1700

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

EXEMPTIONS:
MUNICIPAL PROPERTY

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	97,428	97,428	0	0.00
LIBRARY GENERAL	0.9374	97,428	97,428	0	0.00
SCHOOL CAP PROJECT	1.5000	97,428	97,428	0	0.00
SCHOOL DISCRNRY & CN	0.7480	97,428	97,428	0	0.00
SCHOOL GENERAL	3.0030	97,428	97,428	0	0.00
SCHOOL VOTED	1.0000	97,428	97,428	0	0.00
CHILDREN'S TRUST	0.4500	97,428	97,428	0	0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	97,428	97,428	0	0.00
CITY OF ALACHUA	6.2500	97,428	97,428	0	0.00

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $0.00

LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100
LOT 1 BK 25 OR 1868/1423

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	0.00

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $0.00

IF PAID BY	Nov 30, 2025				
PLEASE PAY	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03113 000 000	15818 NW 140TH ST

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

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2025	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2025 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03114 000 000	UNASSIGNED LOCATION RE	1700

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

EXEMPTIONS:
COUNTY PROPERTY - AMOUNT

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	23,100	4,493	18,607	141.41
LIBRARY GENERAL	0.9374	23,100	4,493	18,607	17.44
SCHOOL CAP PROJECT	1.5000	32,000	6,224	25,776	38.66
SCHOOL DISCRNRY & CN	0.7480	32,000	6,224	25,776	19.28
SCHOOL GENERAL	3.0030	32,000	6,224	25,776	77.41
SCHOOL VOTED	1.0000	32,000	6,224	25,776	25.78
CHILDREN'S TRUST	0.4500	23,100	4,493	18,607	8.37
SUWANNEE RIVER WATER MGT DIST	0.2812	23,100	4,493	18,607	5.23
CITY OF ALACHUA	6.2500	23,100	4,493	18,607	116.29

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $449.87

LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100
N1/2 LOT 2 BK 25 OR 5002/1944

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	132.47

NON-AD VALOREM ASSESSMENTS $132.47

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $582.34

IF PAID BY PLEASE PAY	Dec 31, 2025	Jan 02, 2026	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
	$203.71	$203.71	$207.96	$210.08	$212.20

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2025 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03114 000 000	UNASSIGNED LOCATION RE

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Dec 31, 2025	$203.71
☐ Jan 02, 2026	$203.71
☐ Jan 31, 2026	$207.96
☐ Feb 28, 2026	$210.08
☐ Mar 31, 2026	$212.20

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

1 03114000000 2025 0

Partial Payments Applied

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03120 000 000	UNASSIGNED LOCATION RE	1700

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

EXEMPTIONS:
MUNICIPAL PROPERTY

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	14,172	14,172	0	0.00
LIBRARY GENERAL	0.9374	14,172	14,172	0	0.00
SCHOOL CAP PROJECT	1.5000	32,000	32,000	0	0.00
SCHOOL DISCRNRY & CN	0.7480	32,000	32,000	0	0.00
SCHOOL GENERAL	3.0030	32,000	32,000	0	0.00
SCHOOL VOTED	1.0000	32,000	32,000	0	0.00
CHILDREN'S TRUST	0.4500	14,172	14,172	0	0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	14,172	14,172	0	0.00
CITY OF ALACHUA	6.2500	14,172	14,172	0	0.00

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $0.00

LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100
NE1/4 OF LOT 4 BK 25 OR 1162/851 & OR 4136/0700

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	0.00

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $0.00

IF PAID BY	Nov 30, 2025				
PLEASE PAY	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03120 000 000	UNASSIGNED LOCATION RE

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2025	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

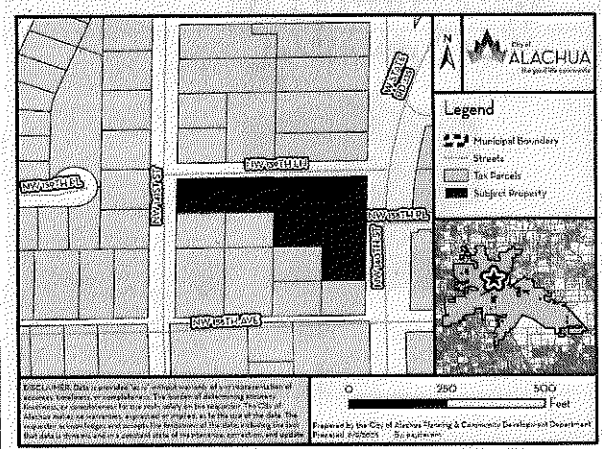
City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 27, 2026 at 12:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Ordinance 26-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENISVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM MEDIUM DENSITY RESIDENTIAL AND RECREATION TO PUBLIC ON A ± 1.48-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT 15818 NW 140TH STREET; TAX PARCEL NUMBERS 03113-000-000; 03114-000-000; 03120-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.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City of ALACHUA
the good life community

MAILED
JUL 13 2026

RODOLFO VALLADARES
CITY MANAGER

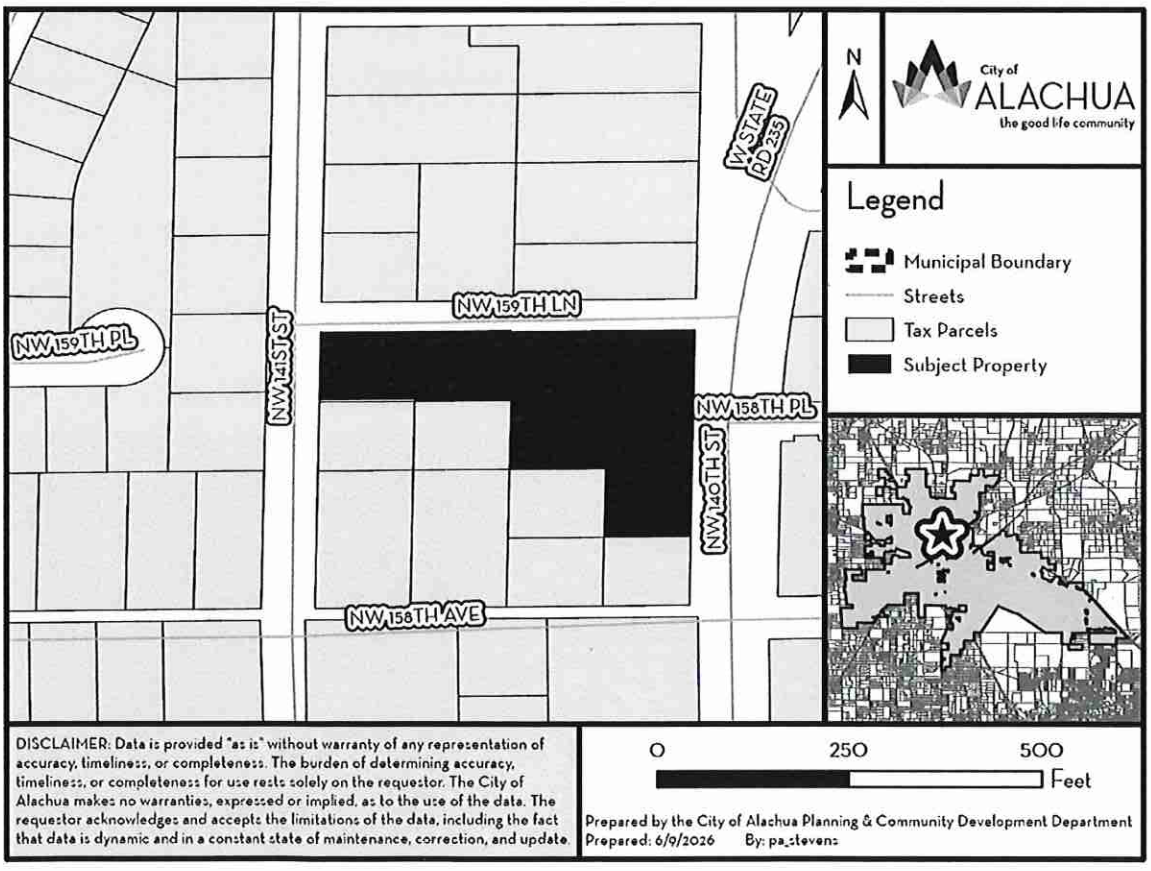
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on July 27, 2026 at 12:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Ordinance 26-11

A request by the City of Alachua (applicant/property owner) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Medium Density Residential and Recreation to Public on a ± 1.48-acre subject property. The tax parcel numbers are 03113-000-000; 03114-000-000; and 03120-000-000. Existing FLU: Medium Density Residential, Recreation; Proposed FLU: Public.



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Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
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Gainesville, FL 32653

Adam Hall, AICP
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Gainesville, FL 32611

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JUL 13 2026

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Alachua, FL 32615

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14257 NW 159TH PL
ALACHUA, FL 32615

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GAINESVILLE, FL 32601

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C/O COUNTY MANAGERS
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GAINESVILLE, FL 32601

ALMENDAREZ CARLOS O COLINDRES
14514 NW 144TH PL
ALACHUA, FL 32615

MAILED
JUL 13 2026

ALVAREZ & OZUNA H/W
14277 NW 159TH PL
ALACHUA, FL 32615

AMOR & PRUETT H/W
14202 NW 158TH AVE
ALACHUA, FL 32615

BAYWOOD HILLS OWNERS ASSOCIATI
7475 SW 70TH LN
GAINESVILLE, FL 32608

BRIDGEMOHAN SHARA M
15915 NW 142ND DR
ALACHUA, FL 32615

BURGESS & HIGHTOWER HEIRS
3335 58TH AVE
VERO BEACH, FL 32966

BURGESS & WHITFIELD
25243 nw 6th ave
NEWBERRY, FL 32669

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

CALAHAN & DEMPS & LANG & MCLEOD
15748 SW 37TH CIR
OCALA, FL 34473

CAMPOS ALBA DE LEON
17345 NW 173RD RD
ALACHUA, FL 32615

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

FISHER & LUBIN H/W
15935 NW 142ND DR
ALACHUA, FL 32615

FORD GREGORY B HEIRS
15824 NW 141ST ST
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

GARRISON GRACE S
PO BOX 955
ALACHUA, FL 32616

GOLDIE LOKS INC
PO BOX 423
ALACHUA, FL 32616

GREGOIRE HAMLEEN
15955 NW 142ND WAY
ALACHUA, FL 32615

HALL & HALL JR & LEE & STRAWDER
2217 ATLANTA ST
HOLLYWOOD, FL 33020

HALL CORTEZ & LATASHA
15908 NW 141ST
ALACHUA, FL 32615

HAMDI BONNIE LOU LIFE ESTATE
15932 NW 141ST ST
ALACHUA, FL 32615

HAYWOOD & WRIGHT HEIRS
C/O HILDA HAYWOOD
PO BOX 651
ALACHUA, FL 32616

HICKS ALFRED N & LINDA F
PO BOX 1751
ALACHUA, FL 32616

JACKSON & JACKSON & GAINES
PO BOX 1411
ALACHUA, FL 32616

JACKSON PHILLIP JR
PO BOX 493
MORRISVILLE, NC 27560

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JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON PHILLIP
PO BOX 493
MORRISVILLE, NC 27560

JAMES CHARLES E HEIRS
1639 NE 31ST AVE
GAINESVILLE, FL 32609

MAILED
JUL 13 2026

JAMES LULA M
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAYA RADHA MADHAVA LLC
13740 NW 137TH PL
ALACHUA, FL 32615

JOHNSON NATALIE C
15716 NW 138TH TER
ALACHUA, FL 32615

JONES SR & RICHARDSON & RICHARDS
14437 NW 143RD PL
ALACHUA, FL 32615

JONES SR & RICHARDSON
C/O ELLIOTT JACKSON JONES SR
14016 NW 158TH AVE
ALACHUA, FL 32615

JONES VALRIE
15727 NW 133RD TER
ALACHUA, FL 32615

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LABONTE BRANDON & JENNIFER
15905 NW 142ND DR
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCKNIGHT SHAUN R & JAMI S
14004 NW 158TH AVE
ALACHUA, FL 32615

MOSELEY C B
PO BOX 2322
HIGH SPRINGS, FL 32655

PALENCIA CHERNITRA SELLERS
15985 NW 142ND DR
ALACHUA, FL 32615

POLLOCK JARED H & AMY K
PO BOX 2696
ALACHUA, FL 32616

RICHARDSON WILLIAM C
16004 NW 141ST ST
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

SAONA & WATSON
15813 NW 141ST ST
ALACHUA, FL 32615

SAONA MARIA B
15813 NW 141ST ST
ALACHUA, FL 32615

SAUNDERS YARIEL E
14217 NW 159TH PL
ALACHUA, FL 32615

SERMONS DEBRA FRAZIER
PO BOX 402
ALACHUA, FL 32616

ST MATTHEW MISSIONARY BAPTIST CI
PO BOX 1088
ALACHUA, FL 32616

STEERS PHILIP L IV & JENNIFER
15975 NW 142ND DR
ALACHUA, FL 32615

WEBB ROSE M HEIRS
PO BOX 1165
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILLIAMS DOROTHY E
15836 NW 141ST ST
ALACHUA, FL 32615

WILLIAMS IDA M HEIRS
PO BOX 2185
ALACHUA, FL 32616

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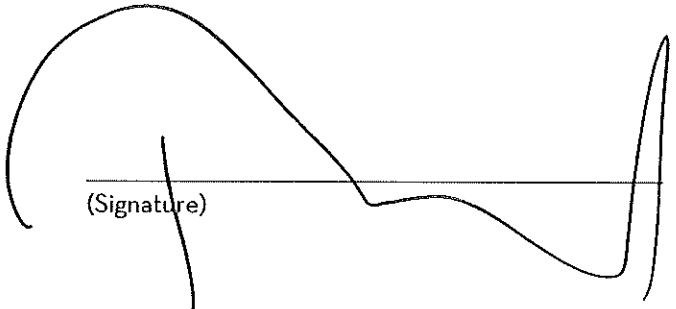
AFFIDAVIT FOR POSTED LAND USE SIGN

I, JEAN-PAUL PEREZ, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 7/1/2026 FOR THE Hathcock Community Center Small Scale Comp Plan
(Date) (Project name & type of action)

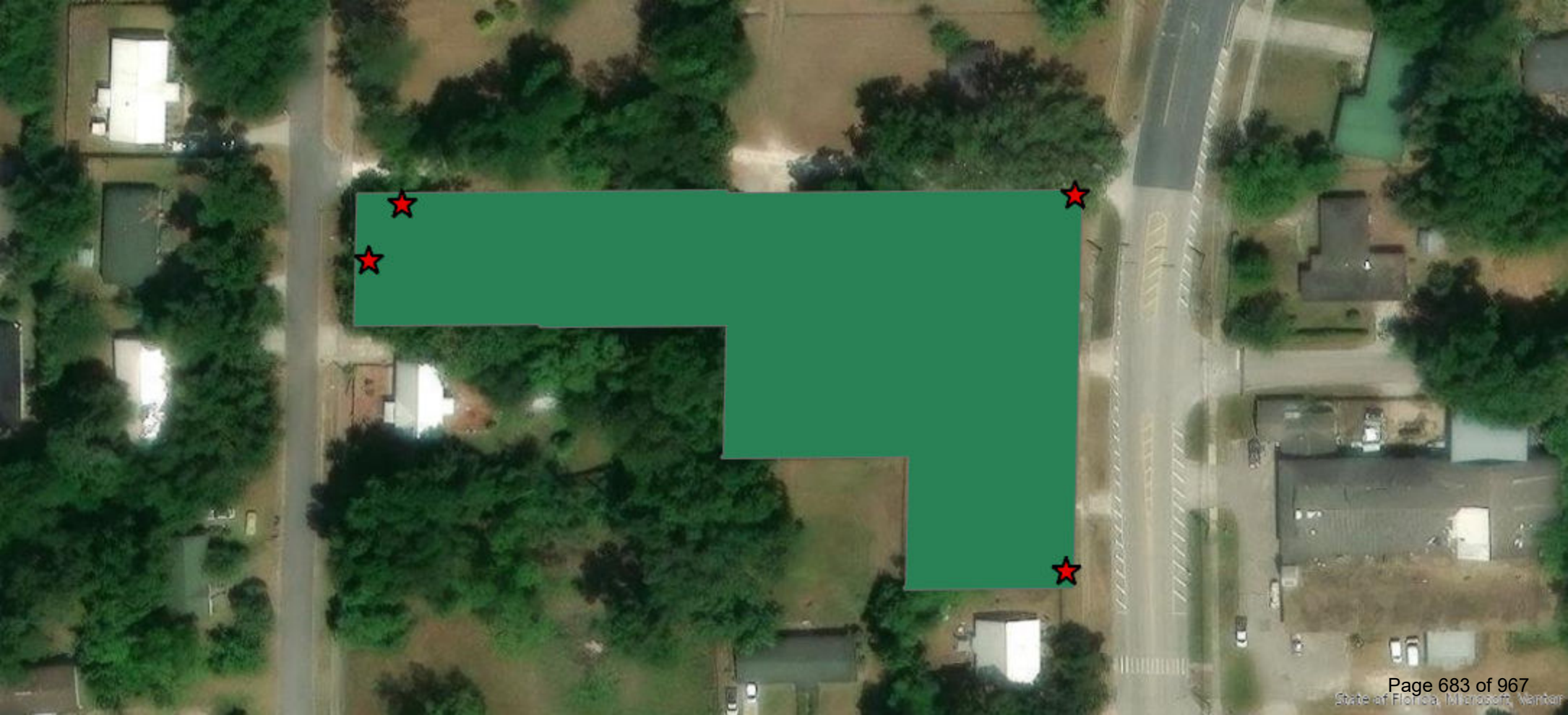
LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.



(Signature)

4
(Number of signs)



CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Hathcock Community Center

APPLICATION NO.: PSSC26-0001

APPLICATION TYPE: Small Scale Comp Plan Amendment

CURRENT ZONING: Medium Density Residential

NATURE/SCOPE OF PROPOSAL: Amending the Future Land Use Designation from Medium Density Residential to Recreation

DATE OF PUBLIC HEARING(S):

June 9, 2026 **AT** 6:00 **PM**

July 27, 2026 **AT** 12:00 **PM**

August 10, 2026 **AT** 6:00 **PM**

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

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Hathcock Community Center

APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: Small Scale Comp Plan Amendment

CURRENT ZONING: Medium Density Residential & Recreation

NATURE/SCOPE OF PROPOSAL: Amending the Future Land Use Designation from Medium Density Residential and Recreation to Public

DATE OF PUBLIC HEARING(S):

June 9, 2026 AT ~~6:00~~ 6 PM

July 27, 2026 AT ~~6:00~~ 12:00 PM

August 10, 2026 AT ~~6:00~~ ~~12:00~~ 6 PM

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

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Hathcock Community Center

APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: Small Scale Comp Plan Amendment

CURRENT ZONING: Medium Density Residential/Recreation

NATURE/SCOPE OF PROPOSAL: Amending the Future Land use Designation from Medium Density Residential and Recreation to Public

DATE OF PUBLIC HEARING(S):

June 9, 2026 AT ~~6:00 12:00~~ 6:00 PM

July 27, 2026 AT ~~6:00~~ 12:00 PM

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

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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Hathcock Community Center
APPLICATION NO.: PSS(26-0001
APPLICATION TYPE: Small Scale Comp Plan Amendment
CURRENT ZONING: Medium Density Residential & Recreation
NATURE/SCOPE OF PROPOSAL: Amending the Future Land use Designation from Medium Density Residential and Recreation to Public
DATE OF PUBLIC HEARING(S): June 9, 2026 AT 6:00 PM
July 27, 2026 AT 12:00 PM
August 10, 2026 AT 6:00 PM
LOCATION OF PUBLIC HEARING(S):
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386-418-6121
planning@cityofalachua.com
CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Hathcock Community Center
APPLICATION NO.: PR26-0001
APPLICATION TYPE: Rezoning
CURRENT ZONING: Residential Single Family-3 RSF-3
NATURE/SCOPE OF PROPOSAL: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±0.49 acre subject property from Residential Single Family-3 (RSF-3) to Government Facility (GF)
DATE OF PUBLIC HEARING(S): June 9, 2026 AT 6:00 PM
July 27, 2026 AT 12:00 PM
August 10, 2026 AT 6:00 PM
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE
FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Hathcock Community Center
APPLICATION NO.: PR26-0001
APPLICATION TYPE: Rezoning
CURRENT ZONING: Residential Single Family-3 (RSF-3)
NATURE/SCOPE OF PROPOSAL: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±0.49 acre subject property from Residential Single Family-3 (RSF-3) to Government Facility (GF)

DATE OF PUBLIC HEARING(S):
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Hathcock Community Center
APPLICATION NO.: PSSL26-0001
APPLICATION TYPE: Small Scale CompPlan Amendment
CURRENT ZONING: Medium Density Residential & Recreation
NATURE/SCOPE OF PROPOSAL: Amending the Future Land Use Designation from Medium Density Residential and Recreation to Public

DATE OF PUBLIC HEARING(S):
June 9, 2026 AT 6:00 PM
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August 10, 2026 AT 6:00 PM

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

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

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ORDINANCE 26-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY – 3 ("RSF-3"), TO GOVERNMENT FACILITY ("GF") ON A ± 0.49-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST OF THE CLEATHER HATHCOCK COMMUNITY CENTER; TAX PARCEL 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas ("Amendment") as further described herein has been filed with the City (the "Amendment") by the City of Alachua. ("Applicant" and "Property Owner"); and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the Amendment on June 9, 2026, by the City of Alachua Planning and Zoning Board ("PZB"), and the PZB reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the PZB at duly advertised quasi-judicial public hearings on July 21, 2026, and _____, 2026, and provided for and received public participation at both public hearings; and,

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan and Land Development Regulations.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Atlas Amended

The City of Alachua Official Zoning Atlas is hereby amended from Residential Single Family - 3 (RSF-3) to Government Facility (GF) on a ± 0.49-acre subject property, consisting of tax parcel number 03114-000-000 in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein by reference.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

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

PASSED on first reading on the 21st day of July, 2026.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

EXHIBIT "A"

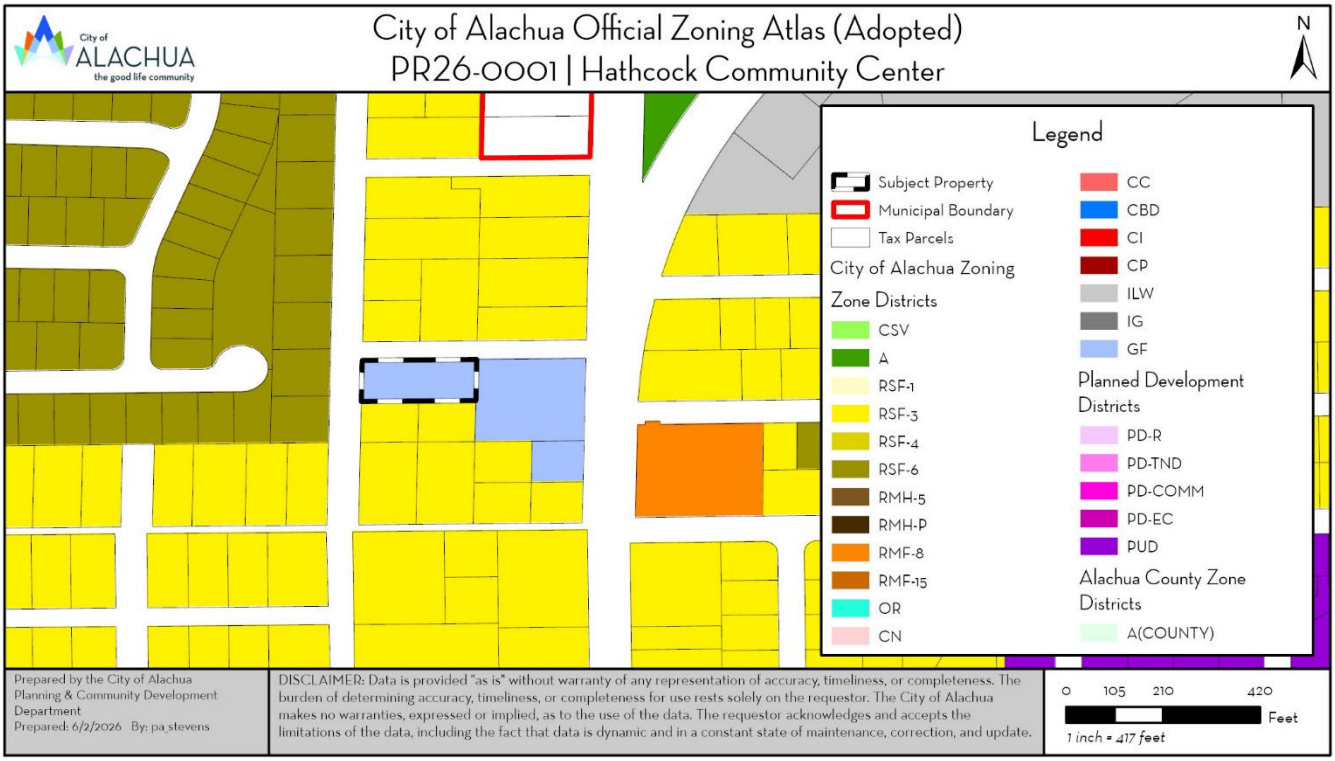
Legal Description:

Tax Parcel: 03114-000-000

LEGAL DESCRIPTION - PER O.R.B. 5239, PG. 2622

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

EXHIBIT "B"


City of ALACHUA
the good life community
City of Alachua Official Zoning Atlas (Adopted)
PR26-0001 | Hathcock Community Center
N
Legend
Subject Property
Municipal Boundary
Tax Parcels
City of Alachua Zoning Zone Districts
CSV
A
RSF-1
RSF-3
RSF-4
RSF-6
RMH-5
RMH-P
RMF-8
RMF-15
OR
CN
CC
CBD
CI
CP
ILW
IG
GF
Planned Development Districts
PD-R
PD-TND
PD-COMM
PD-EC
PUD
Alachua County Zone Districts
A(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 6/2/2026 By: pa_stevens
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
0 105 210 420
Feet
1 inch = 417 feet

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: June 9, 2026
Quasi-Judicial Hearing **Application #:PR26-0001**

SUBJECT:	A request to amend the existing land use of tax parcel 03114-000-000 from Residential Single Family – 3 (RSF-3) to Government Facility (GF).
APPLICANT/AGENT:	City of Alachua
PROPERTY OWNER:	City of Alachua
LOCATION:	N/A
PARCEL ID NUMBER:	03114-000-000
FLUM DESIGNATION:	Medium Density Residential
ZONING:	Residential Single Family – 3 (RSF-3)
OVERLAY:	N/A
ACREAGE:	± 0.44 acres
PROJECT PLANNER:	Parker A.H. Stevens
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit the application to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits the application to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by the City of Alachua for consideration of a site-specific amendment to the City of Alachua Official Zoning Atlas (rezoning). The proposed amendment would change the zone district from Residential Single Family – 3 (RSF-3) to Government Facility (GF) on a ± 0.49-acre subject property generally located at the southeast corner of NW 159th Lane and NW 141st street, and west of the Cleather Hathcock Community Center (tax parcel 03114-000-000).

The applicant has submitted a companion application for a small-scale comprehensive plan amendment, which proposes to amend the future land use designation of the subject property from Medium Density Residential and Recreation to Public.

Existing Zone District

Section 3.4.2 of the City's Land Development Regulations establishes the general purposes of the business zone districts, with Section 3.4.2(B) establishing the specific purposes for the Residential Single Family – 3 (RSF-3) district.

3.4.2(B) *RSF-3, Residential Single Family – 3.* The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is three dwelling units an acre.

The subject property is currently zoned for Residential Single Family – 3 (RSF – 3), which does not permit the type of development activity proposed by the applicant.

Proposed Zone District

Section 3.5.1 of the City's Land Development Regulations establishes the general purposes of the business zone districts, with Section 3.5.2(I) establishing the specific purposes for the Government Facility (GF) district.

3.5.2(I) *GF: Governmental Facilities District.* The GF District is established and intended to include public lands for the purpose of accommodating governmental facilities. Governmental facilities include, but are not limited to, recreational, community and governmental uses and activities (such as governmental offices and facilities, emergency services, baseball fields, softball fields, soccer fields, tennis courts, and similar uses), utilities (such as potable water and sanitary sewer treatment facilities, electric facilities, communications, gas, stormwater management facilities, and other similar public utilities), public storage yards, airports, parking lots, libraries, hospitals, cultural facilities, religious institutions, educational facilities (such as public and private schools meeting the educational requirements of the State of Florida, public or private colleges and/or universities authorized or licensed by the State, but not including technical, business, or

trade schools), and uses including privately owned entities which provide a public service (such as but not limited to, nonprofit agencies).

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Residential Single Family - 3	Government Facility
Max. Gross Density:	3 dwellings/1-acre 2 dwelling units	N/A
Max. Floor Area:	N/A	N/A
Typical Uses:	1. Single-family detached dwelling units; 2. Manufactured homes; 3. Accessory dwelling units; 4. Group living; and, 5. Agricultural related uses.	1. Community center; 2. Cultural facility; 3. Library; 4. Senior center; 5. Youth club facility; 6. College or university; 7. School; 8. Vocational school; 9. Youth club facility; 10. Governmental maintenance, storage, and distribution facility; 11. Government office; 12. Post office; 13. Hospital; 14. Auditorium; 15. Convention center; 16. Religious institution, with seating capacity less than 300 in sanctuary or main activity area; 17. Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities; 18. Arboretum, 19. Botanical garden, 20. Cemetary, columbaria, mausoleum 21. Community garden 22. Golf course, public 23. Park, private and public 24. Public square, 25. Recreational trail; 26. Resource-based recreation uses, nonintensive; 27. Fire and EMS; 28. Police station; 29. Substation for fire and City police; 30. Airport; 31. Airplane landing strip; 32. Helicopter landing facilities; 33. Passenger terminal, surface transportation;

		34. Senior center; 35. Wireless communication tower and/or antenna, freestanding; 36. Wireless communication antenna, collocation on existing tower; 37. Wireless communication antenna, placement on existing building; 38. Railroad right-of-way; 39. Utility, major; 40. Utility, minor; 41. Conference center; 42; Parking lot; 43: Parking structure; 44. Banquet hall; 45. Commercial recreation, indoor; 46. Neighborhood recreation center; 47. Theater; 48. Archery range; 49. Arena, amphitheater, auditorium, stadium; 50. Commercial recreation; outdoor; 51. Landfill.
Net Increase/ Decrease:	N/A	

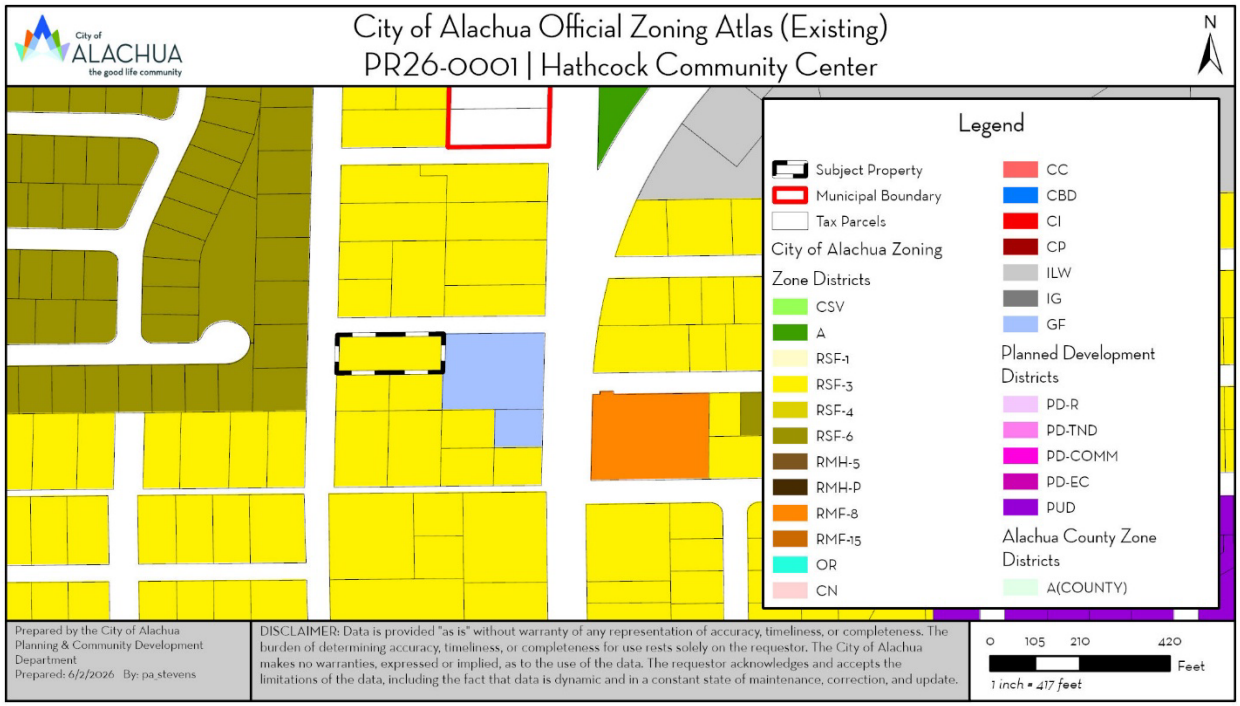


Figure 1. Existing Official Zoning Atlas with Subject Property

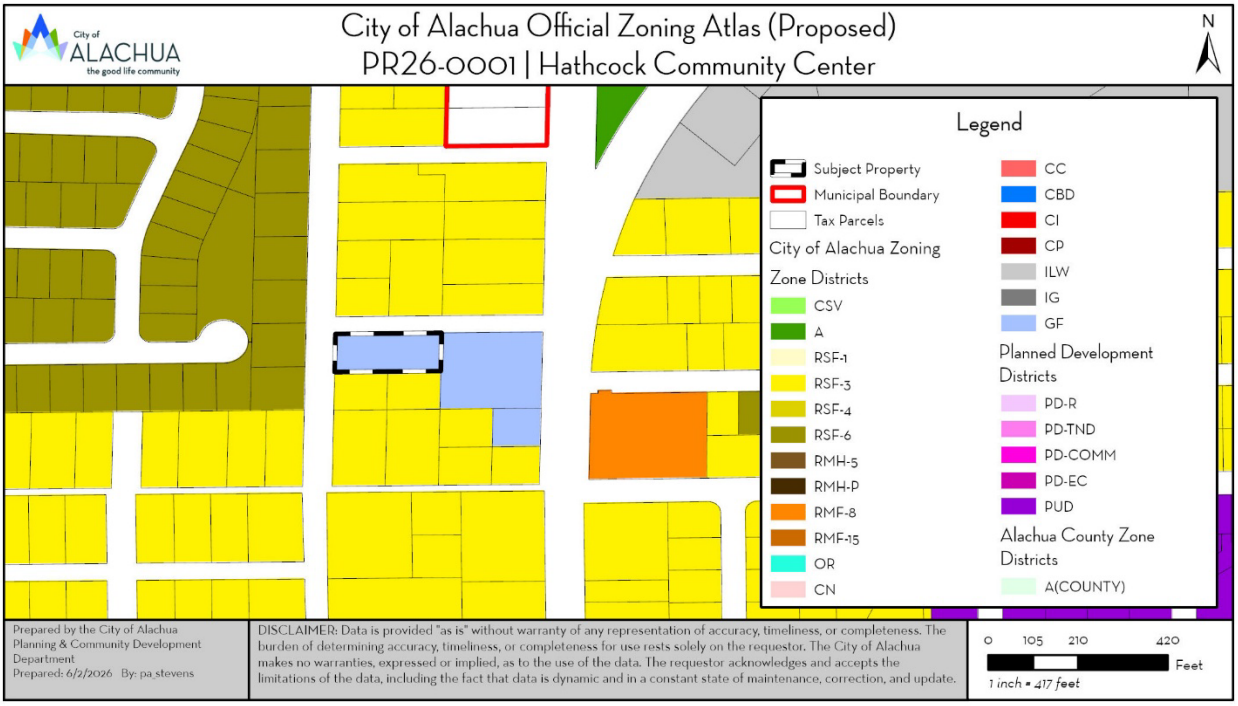


Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

The subject property is undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

SURROUNDING USES

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

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Residential	Medium Density Residential	Residential, Single Family (RSF-3)
North	Vacant Residential	Medium Density Residential	Residential, Single Family (RSF-3)
South	Vacant Residential	Medium Density Residential	Residential, Single Family (RSF-3)
South	Single-Family Residential	Medium Density Residential	Residential, Single Family (RSF-3)
East	Community Center	Recreation	Government Facilities (GF)
West	Mobile Home	Medium Density Residential	Residential, Single-Family (RSF-5)

Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for rezoning applications.

A neighborhood meeting was held on January 6, 2026 at 15818 NW 140th Street (Cleather Hathcock Community Center). As required by Section 2.2.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting

was attended by 5 members of the public. A neighborhood meeting summary is included in the submission materials.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.6: *Public*

The City shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable.
2. Public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Evaluation & Findings: The Comprehensive Plan includes "parks and recreation systems" in the definition of public facilities. The GF zone district permits a broad set of government service uses, which includes parks and recreation systems. The current use of the property vacant residential, but the property will be incorporated with the neighboring Hathcock Community Center, which is a permitted use in the GF zone district.

Objective 3.5: *Protection of Historic Districts and Historic Resources*

The City shall ensure that its land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

Evaluation & Findings: The subject property, although located in an already developed portion of the City, is not known to have any listed historic resources on it and the subject property is not located within a historic district.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: *Redevelopment*

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

Evaluation & Findings: The subject property is located within the Central City Area. The existing use of the property is vacant residential and the proposed amendment would enable expansion of the existing Hathcock Community Center consistent with this policy..

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation & Findings: The proposed amendment would add additional functional park space to the City's level of service capacity by expanding the GF zone district from the adjacent Hathcock Center to the subject property currently zoned RSF-3.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

Evaluation & Findings: There are no delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, the development will have no impact upon any strategic ecosystems identified within the ecological inventory report.

Regulated Plant & Animal Species

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

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

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There are 1 soil type found within the subject property, shown in Table 3.

Table 3. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo-Urban Land Complex; 5% Slopes	A	Well Drained	None	None	± 100%

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

Flood Potential

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

Evaluation & Findings: Since the subject property is located in Flood Zone X, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The subject property is not located within an area of high aquifer recharge as identified on the Suwannee River Water Management District's high aquifer recharge potential (HARP) map. No potential sink holes are known to exist on the site. No new stormwater management facilities are proposed.

Wellfield Protection Zones

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

Evaluation & Findings: The subject property is not located within a City of Alachua wellfield protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan; therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

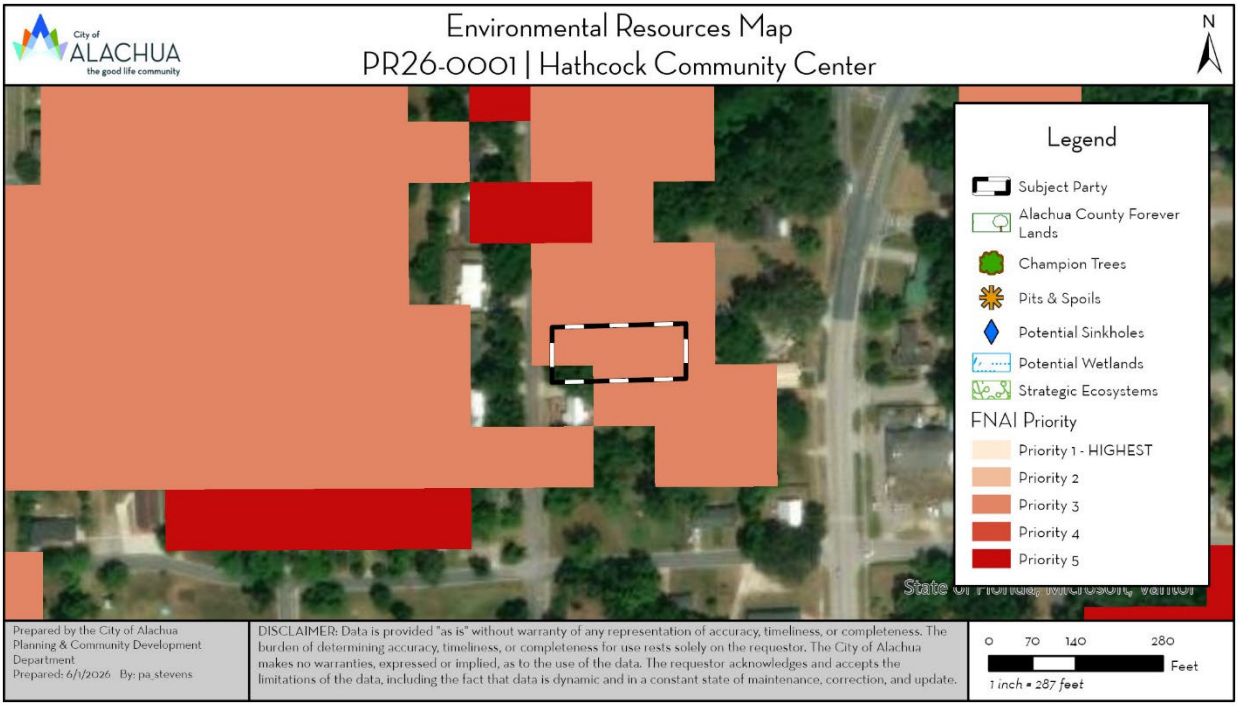


Figure 4. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.2(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all amendments to the Official Zoning Atlas must be found compliant. An evaluation of the application against the standards of Section 2.4.2(E)(1) is provided below.

(1) **Competent substantial evidence provided**. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) ***Consistent with the Comprehensive Plan***. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Evaluation: An evaluation of consistency with the City of Alachua Comprehensive Plan has been submitted as part of this application.

(b) ***Consistent with ordinances***. The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: This analysis demonstrates consistency with the Land Development Regulations and the proposed zone district of GF would not conflict with any ordinances.

(c) ***Logical development pattern***. The proposed amendment would result in a logical and orderly development pattern

Evaluation: The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, resulting in a logical development pattern.

(d) ***Premature development***. The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: The surrounding area is urban in context and is mostly developed. The amendment would not result in premature development in an undeveloped area.

(e) ***Incompatible with adjacent lands***. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The subject property is adjacent to GF and the existing community center to the east, RSF-3 and single-family residential to the north and south, and RSF-6 and single-family residential to the west. The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations.

(f) *Adverse effect on local character* The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Evaluation: The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations. No adverse effects on local character are anticipated as a result of the proposed amendment.

(g) *Not deviate from pattern of development*. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, maintaining the existing development pattern of the surrounding area.

(h) *Encourage sprawl*. The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Evaluation: The surrounding area is urban in context and is mostly developed. The subject property is also located in the Central City Area. The proposed zone district of GF does not permit residential uses of any density nor is it intended for highway-oriented uses. The companion small-scale Comprehensive Plan amendment application has been evaluated for urban sprawl against the 13 primary indicators and eight urban form criteria established in Florida Statutes. The proposed amendment would not encourage urban sprawl.

(i) *Spot zoning*. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The proposed amendment would extend an existing GF zone district adjacent to residential zone districts (primarily RSF-3) which the GF zone district primarily serves. The zone districts are related and not isolated and would not result in spot zoning.

(j) *Public facilities*. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The subject property is within the City's service areas for both potable water and sanitary sewer and utilities are available at the subject property. No major extensions of utilities would be required.

(k) ***No adverse effect on the environment***. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: The subject property is not known to have any significant environmental features or wildlife habitat on the site and is already within in urban area. There are regulated tree species on the site and all requirements in Section 6.2 of the City's Land Development Regulations will apply at time of development.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application's potential impacts do not negatively impact the level of service (LOS) for those public facilities.

The subject property is approximately 0.49-acres in size and the GF zone district permits a floor area ratio of up to 1.0 for parcels once acre or less in size. This permits a theoretical maximum build out of 21,344 square feet. These concurrency calculations considered the use of the property as a community center with the theoretical maximum build out scenario; however, it is unlikely that the maximum floor area permitted is ever reached.

Traffic Impact

The following impacts are projected at maximum build out of the subject property on the roadway segments identified in Table 4-1.

Table 4-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	U.S. Hwy 441 from CR25A East Intersection to SR 235	4/D	Principle Arterial	Urban Trans	D
5	U.S. Hwy 441 from SR 235 to I-75	4/D	Principle Arterial	COMM	D
8	SR 235 from NW 143rd Place to US 441	2/U Bays	Major Collector	Comm	D
9	SR 235 from US 441 to NW 140th Street	2/U Bays	Major Collector	Comm	D
10	SR 235 from NW 140th Street to East City Limit	2/U	Major Collector	Comm	D
12	CR 241 from NW SR 235 to North City Limit	2/U	Major Collector	Comm	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].

Table 4-2. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	Segment 4 U.S. Hwy 441		Segment 5 U.S. Hwy 441		Segment 8 SR 235	
	AADT	PM Peak	AADT	PM Peak	AADT	PM Peak
Maximum Service Volume[1]	45,700	4,110	39,000	3,510	14,400	1,290
Existing Traffic[2]	19,600	1,747	23,500	2,079	9,300	708

Reserved Trips[3]	1,612	169	1,744	156	278	64
Available Capacity[3]	24,488	2,194	13,756	1,275	4,822	518
Increase/Decrease in Trips Generated by Development[4]	105	9	105	9	98	9
Residual Capacity	24,383	2,185	13,651	1,266	4,724	509
Residual Percentage of Permitted Design Capacity Utilized	46.65%	46.84%	65.23%	63.93%	67.19%	60.54%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2026). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition (Code 495: Recreational Community Center); 28.82 AADT/1,000 sq. ft. * 21,344 sq. ft. = 615 AADT; 2.53 PM Peak/1,000 sq. ft. * 21,344 sq. ft. = 54 PM Peak Trips; Trip Distribution: Segment 4 – 17%; Segment 5 – 17%; Segment 8 – 16%; Segment 9 – 100%; Segment 10 – 25%; Segment 12 – 25%.

Table 4-3. Projected Impact on Affected Comprehensive Plan Roadway Segments (Continued)

Traffic System Category	Segment 9 SR 235		Segment 10 SR 235		Segment 12 CR 241	
	AADT	PM Peak	AADT	PM Peak	AADT	PM Peak
Maximum Service Volume[1]	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic[2]	8,200	765	5,200	470	6,765	608
Reserved Trips[3]	463	76	64	6	356	35
Available Capacity[3]	5,737	449	9,136	814	7,999	716
Increase/Decrease in Trips Generated by Development[4]	615	54	154	14	154	14
Residual Capacity	5,122	395	8,982	800	7,845	702
Residual Percentage of Permitted Design Capacity Utilized	64.43%	69.38%	37.63%	37.98%	48.12%	48.34%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2026). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition (Code 495: Recreational Community Center); 28.82 AADT/1,000 sq. ft. * 21,344 sq. ft. = 615 AADT; 2.53 PM Peak/1,000 sq. ft. * 21,344 sq. ft. = 54 PM Peak Trips; Trip Distribution: Segment 4 – 17%; Segment 5 – 17%; Segment 8 – 16%; Segment 9 – 100%; Segment 10 – 25%; Segment 12 – 25%.

Evaluation & Findings: The projected trips would not negatively impact the level of service standard of any roadway segment.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,447,333
Reserved Capacity[2]	350,1000
Available Capacity	1,202,567
Increase/Decrease in Potable Water Demand from Application[3]	5,692
Residual Capacity	1,196,875
Residual Percentage of Permitted Design Capacity Utilized	60.10%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13 2026 Development Monitoring Report
3 Formula: Per FAC Chapter 62-0008: Parks, Public Picnic with toilet only: 4 GPD/Person*(1 person/15 sq. ft.*21,344 sq. ft.) = 5,692 GPD

The projected potable water demand would not negatively impact the level of service standard of the City's solid waste facilities.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	756,000
Reserved Capacity[2]	325.846
Available Capacity	418,154
Increase/Decrease in Sanitary Sewer Demand from Application[3]	5,692
Residual Capacity	412,462
Residual Percentage of Permitted Design Capacity Utilized	72.50%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13 2026 Development Monitoring Report
3 Formula: Per FAC Chapter 62-0008: Parks, Public Picnic with toilet only: 4 GPD/Person*(1 person/15 sq. ft.*21,344 sq. ft.) = 5,692 GPD

The projected sanitary sewer demand would not negatively impact the level of service standard of the City's solid waste facilities.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,412.00	8,287.69
Reserved Capacity[2]	43,496.82	7,938.17
Increase/Decrease in Demand Generated by Application[3]	256.13	46.74
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,353 Persons x 0.73 tons per year.
2 City of Alachua April 13 2026 Development Monitoring Report
3 Formula: Scincero and Sincero; Enviornmental Engineering: A Design Approach. Prentice Hall, New Jersey. 1996. (12lbs/1,000 sq. ft.*21,344 sq. ft. = 256.13 lbs/day).
4 New River Solid Waste Association, April 2026

The projected solid waste generated would not negatively impact the level of service standard of the City's solid waste facilities.

Recreation Facilities

The proposed zone district does not permit any residential development; therefore, there are no impacts to recreation facilities. Additionally, the proposed zone district would actually increase the amount of lands designated for public and recreational use in the City. The amendment will have no impact to the level of service of recreation facilities.

Public School Facilities

The proposed zone district does not permit any residential development; therefore, there are no impacts to public school facilities. The amendment will have no impact to the level of service of public-school facilities.

EXHIBIT "A"
TO
HATHCOCK COMMUNITY CENTER
REZONING
STAFF REPORT

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

ORDINANCE 26-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY – 3 ("RSF-3"), TO GOVERNMENT FACILITY ("GF") ON A ± 0.49-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST OF THE CLEATHER HATHCOCK COMMUNITY CENTER; TAX PARCEL 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas ("Amendment") as further described herein has been filed with the City (the "Amendment") by the City of Alachua. ("Applicant" and "Property Owner"); and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the Amendment on June 9, 2026, by the City of Alachua Planning and Zoning Board ("PZB"), and the PZB reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for _____ to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the PZB at duly advertised quasi-judicial public hearings on _____, 2026, and _____, 2026, and provided for and received public participation at both public hearings; and,

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan and Land Development Regulations.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Atlas Amended

The City of Alachua Official Zoning Atlas is hereby amended from Residential Single Family - 3 (RSF-3) to Government Facility (GF) on a ± 0.49-acre subject property, consisting of tax parcel number 03114-000-000 in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein by reference.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

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

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

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "A"

Legal Description:

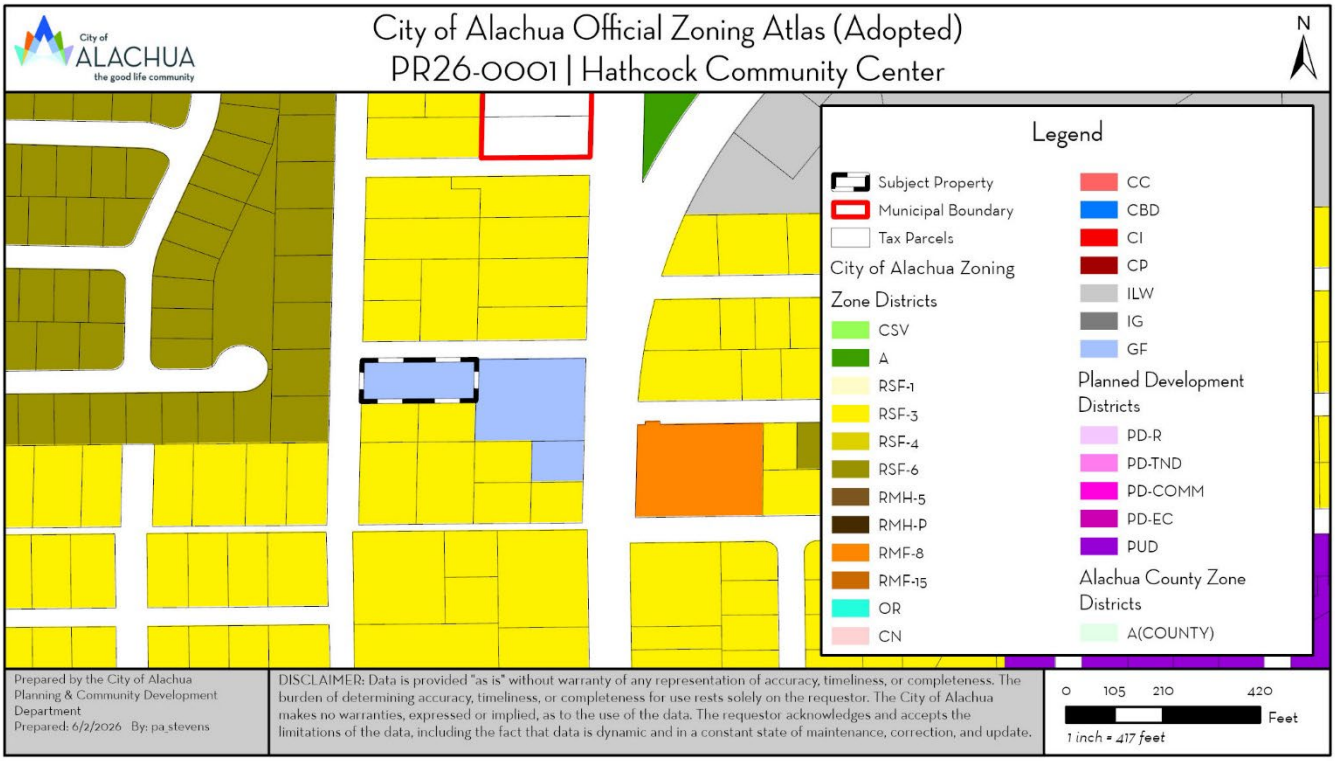
Tax Parcel: 03114-000-000

LEGAL DESCRIPTION - PER O.R.B. 5239, PG. 2622

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

DRAFT

EXHIBIT "B"



DRAFT

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

May 28, 2026

Submitted electronically to ccrockett@cityofalachua.org

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

Application #: PSSC26-0001; PR26-0001

RE: Notice of Hearing to be Scheduled for Hathcock Community Center Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning).

Dear Mr. Crockett,

On January 7, 2026, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) for the Hathcock Community Center submitted on behalf of the City of Alachua. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **June 9, 2026** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Wednesday, May 20, 2026*** Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Thursday, May 21 2026***. These signs will be ready for pickup after 12:00 PM on Wednesday, May 20, 2026. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, June 8, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

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

Sincerely,

Parker A.H. Stevens
Planner

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 27, 2026

Submitted electronically to ca_crockett@cityofalachua.com

Carson Crockett, AICP
City of Alachua
PO Box 9
Alachua, Florida 32616

Application #: PSSC26-0001/PR26-0001

RE: **Completeness Review for City of Alachua Hathcock Center, Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications**

Dear Carson Crockett,

On January 07, 2026, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of the City of Alachua. The applications propose to amend the Future Land Use Map (FLUM) Designation on parcels 03113-000-000 and 03120-000-000, 1.04 +/- acre, from Recreation to Public, parcel 03114-000-000, 0.44 +/- acre, from Medium Density Residential to Public, and to rezone parcel 03114-000-000 from Residential Single Family-3 (RSF-3) to Government Facilities (GF).

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

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

If you have any questions regarding the information above, please contact me at (386) 418-6122 or br_thomas@cityofalachua.org.

Sincerely,

Bryan S. Thomas

Bryan S. Thomas, AICP
Planning & Community Development Director

CC: Carson J. Crockett, AICP, Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stephens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Hathcock Community Center Rezoning
2. Address of Subject Property: Unassigned
3. Parcel ID Number(s): 03114-000-000
4. Existing Use of Property: Vacant Residential
5. Future Land Use Map Designation : Medium Density Residential; Proposed Public
6. Existing Zoning Designation: RSF-3
7. Proposed Zoning Designation: GF
8. Acreage: +/- 0.49

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Carson J. Crockett, AICP Title: Principal Planner
   Company (if applicable): City of Alachua, Planning & Community Development Department
   Mailing address: P.O. Box 9
   City: Alachua State: Florida ZIP: 32616
   Telephone: ( ) 386-418-6137 FAX: ( ) e-mail: ccrockett@cityofalachua.org
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. Encourage Sprawl
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Signature of Applicant

Signature of Co-applicant

Carson J. Crockett, AICP

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of Jan, 2026 by Carson J. Crockett, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

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

Signature of Notary Public, State of Florida

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 7, 2026

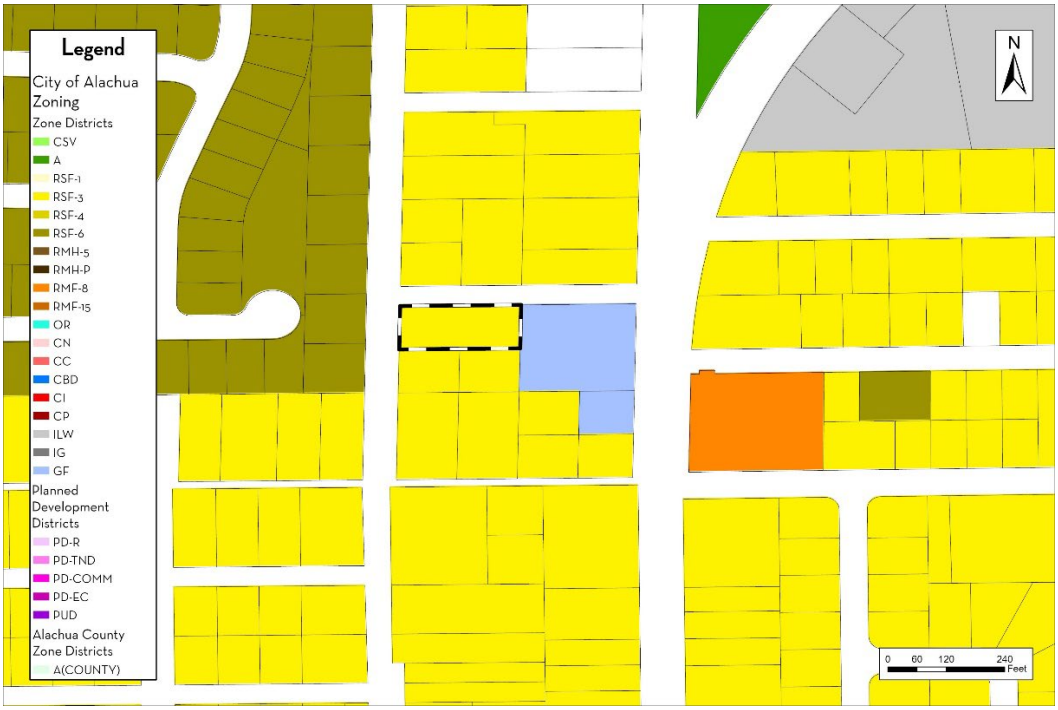
Bryan S. Thomas, AICP
City of Alachua
P.O. Box 9
Alachua, Florida 32616

RE: Hathcock Community Center Site-Specific Amendment to the Official Zoning Atlas

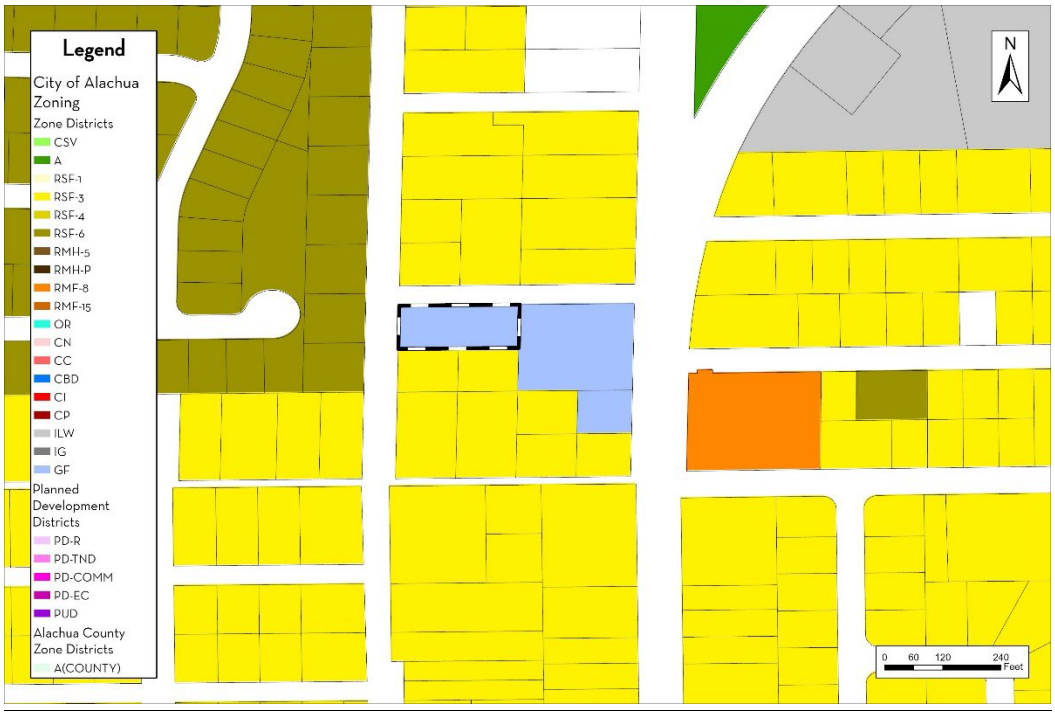
Dear Bryan S. Thomas,

The City of Alachua is initiating a site-specific amendment to the Official Zoning Atlas (Rezoning) on property owned and maintained by the City. The application proposes amending the zone district from Residential Single-Family – 3 (RSF-3) to Government Facility (GF) on a +/- 0.49-acre subject property generally located at the southeast corner of NW 159th Lane and NW 141st Street, and west of the Cleather Hathcock Community Center (tax parcels 03114-000-000). The subject property is currently vacant residential. This amendment would allow property that the City recently acquired to be incorporated into the ongoing improvement project for the Cleather Hathcock Community Center.

Existing Zone District



Proposed Zone District



This application is a companion application to a small-scale Comprehensive Plan amendment.

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: January 7, 2026

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

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center Rezoning Concurrency Impact Analysis**

The subject property is approximately 0.49-acres in size and the GF zone district permits a floor area ratio of up to 1.0 for parcels once acre or less in size. This permits a theoretical maximum build out of 21,344 square feet. These concurrency calculations considered the use of the property as a community center with the theoretical maximum build out scenario; however, it is unlikely that the maximum floor area permitted is ever reached.

Traffic Impact

The following impacts are projected at maximum build out of the subject property on the roadway segments identified in Table 1-1.

Table 1-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	U.S. Hwy 441 from CR25A East Intersection to SR 235	4/D	Principle Arterial	Urban Trans	D
5	U.S. Hwy 441 from SR 235 to I-75	4/D	Principle Arterial	COMM	D
8	SR 235 from NW 143rd Place to US 441	2/U Bays	Major Collector	Comm	D
9	SR 235 from US 441 to NW 140th Street	2/U Bays	Major Collector	Comm	D
10	SR 235 from NW 140th Street to East City Limit	2/U	Major Collector	Comm	D
12	CR 241 from NW SR 235 to North City Limit	2/U	Major Collector	Comm	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].

Table 1-2. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	Segment 4 U.S. Hwy 441		Segment 5 U.S. Hwy 441		Segment 8 SR 235	
	AADT	PM Peak	AADT	PM Peak	AADT	PM Peak
Maximum Service Volume[1]	45,700	4,110	39,000	3,510	14,400	1,290
Existing Traffic[2]	17,700	1,559	26,500	2,239	11,000	830
Reserved Trips[3]	2,512	331	2,486	230	0	0
Available Capacity[3]	25,488	2,220	10,014	1,041	3,400	460
Increase/Decrease in Trips Generated by Development[4]	105	9	105	9	98	9
Residual Capacity	25,383	2,211	9,909	1,032	3,302	451
Residual Percentage of Permitted Design Capacity Utilized	44.46%	46.20%	74.59%	70.60%	77.07%	65.04%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
3 Source: City of Alachua January 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition (Code 495: Recreational Community Center); 28.82 AADT/1,000 sq. ft. * 21,344 sq. ft. = 615 AADT; 2.53 PM Peak/1,000 sq. ft. * 21,344 sq. ft. = 54 PM Peak Trips; Trip Distribution: Segment 4 – 17%; Segment 5 – 17%; Segment 8 – 16%; Segment 9 – 100%; Segment 10 – 25%; Segment 12 – 25%.

Table 1-3. Projected Impact on Affected Comprehensive Plan Roadway Segments (Continued)

Traffic System Category	Segment 9 SR 235		Segment 10 SR 235		Segment 12 CR 241	
	AADT	PM Peak	AADT	PM Peak	AADT	PM Peak
Maximum Service Volume[1]	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic[2]	9,400	675	5,100	471	3,300	343
Reserved Trips[3]	316	38	0	0	356	35
Available Capacity[3]	4,684	577	9,300	819	11,464	981
Increase/Decrease in Trips Generated by Development[4]	615	54	154	14	154	14
Residual Capacity	4,069	523	9,146	805	11,310	967
Residual Percentage of Permitted Design Capacity Utilized	71.74%	59.46%	36.49%	37.60%	25.20%	28.84%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
3 Source: City of Alachua January 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition (Code 495: Recreational Community Center); 28.82 AADT/1,000 sq. ft. * 21,344 sq. ft. = 615 AADT; 2.53 PM Peak/1,000 sq. ft. * 21,344 sq. ft. = 54 PM Peak Trips; Trip Distribution: Segment 4 – 17%; Segment 5 – 17%; Segment 8 – 16%; Segment 9 – 100%; Segment 10 – 25%; Segment 12 – 25%.

The projected trips would not negatively impact the level of service standard of any roadway segment.

Potable Water Impacts

Table 2. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,565,500
Reserved Capacity[2]	426,864
Available Capacity	1,007,636
Increase/Decrease in Potable Water Demand from Application[3]	5,692
Residual Capacity	1,001,944
Residual Percentage of Permitted Design Capacity Utilized	66.60%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per FAC Chapter 62-0008: Parks, Public Picnic with toilet only: 4 GPD/Person*(1 person/15 sq. ft.*21,344 sq. ft.) = 5,692 GPD

The projected potable water demand would not negatively impact the level of service standard of the City's solid waste facilities.

Sanitary Sewer Impacts

Table 3. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	813,000
Reserved Capacity[2]	396,935
Available Capacity	290,065
Increase/Decrease in Sanitary Sewer Demand from Application[3]	5,692
Residual Capacity	284,373
Residual Percentage of Permitted Design Capacity Utilized	81.04%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per FAC Chapter 62-0008: Parks, Public Picnic with toilet only: 4 GPD/Person*(1 person/15 sq. ft.*21,344 sq. ft.) = 5,692 GPD

The projected sanitary sewer demand would not negatively impact the level of service standard of the City's solid waste facilities.

Solid Waste Impacts

Table 4. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[2]	30,294.66	5,528.78
Increase/Decrease in Demand Generated by Application[3]	256.13	46.74
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year.
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Scincero and Sincero; Enviornmental Engineering: A Design Approach. Prentice Hall, New Jersey. 1996. (12lbs/1,000 sq. ft.*21,344 sq. ft. = 256.13 lbs/day).
4 New River Solid Waste Association, April 2025

The projected solid waste generated would not negatively impact the level of service standard of the City's solid waste facilities.

Recreation Facilities

The proposed zone district does not permit any residential development; therefore, there are no impacts to recreation facilities. Additionally, the proposed zone district would actually increase the amount of lands designated for public and recreational use in the City. The amendment will have no impact to the level of service of recreation facilities.

Public School Facilities

The proposed zone district does not permit any residential development; therefore, there are no impacts to public school facilities. The amendment will have no impact to the level of service of public school facilities.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: January 7, 2026

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

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center Rezoning Comprehensive Plan Consistency**

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.6: *Public*

The City shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable.
2. Public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Evaluation & Findings: The Comprehensive Plan includes "parks and recreation systems" in the definition of public facilities. The GF zone district permits a broad set of government service uses, which includes parks and recreation systems. The current use of the property

vacant residential, but the property will be incorporated with the neighboring Hathcock Community Center, which is a permitted use in the GF zone district.

Objective 3.5: *Protection of Historic Districts and Historic Resources*

The City shall ensure that its land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

Evaluation & Findings: The subject property, although located in an already developed portion of the City, is not known to have any listed historic resources on it and the subject property is not located within a historic district.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: *Redevelopment*

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

Evaluation & Findings: The subject property is located within the Central City Area. The existing use of the property is vacant residential and the proposed amendment would enable expansion of the existing Hathcock Community Center consistent with this policy..

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation & Findings: The proposed amendment would add additional functional park space to the City's level of service capacity by expanding the GF zone district from the adjacent Hathcock Center to the subject property currently zoned RSF-3.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: January 7, 2026

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

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center Rezoning LDRs Analysis**

Section 2.4.2(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all amendments to the Official Zoning Atlas must be found compliant. An evaluation of the application against the standards of Section 2.4.2(E)(1) is provided below.

(1) **Competent substantial evidence provided**. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) *Consistent with the Comprehensive Plan*. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Evaluation: An evaluation of consistency with the City of Alachua Comprehensive Plan has been submitted as part of this application.

(b) *Consistent with ordinances*. The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: This analysis demonstrates consistency with the Land Development Regulations and the proposed zone district of GF would not conflict with any ordinances.

(c) *Logical development pattern*. The proposed amendment would result in a logical and orderly development pattern

Evaluation: The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, resulting in a logical development pattern.

(d) *Premature development*. The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: The surrounding area is urban in context and is mostly developed. The amendment would not result in premature development in an undeveloped area.

(e) *Incompatible with adjacent lands*. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The subject property is adjacent to GF and the existing community center to the east, RSF-3 and single-family residential to the north and south, and RSF-6 and single-family residential to the west. The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations.

(f) *Adverse effect on local character* The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Evaluation: The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations. No adverse effects on local character are anticipated as a result of the proposed amendment.

(g) *Not deviate from pattern of development*. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, maintaining the existing development pattern of the surrounding area.

(h) *Encourage sprawl*. The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Evaluation: The surrounding area is urban in context and is mostly developed. The subject property is also located in the Central City Area. The proposed zone district of GF does not permit residential uses of any density nor is it intended for highway-oriented uses. The companion small-scale Comprehensive Plan amendment application has been evaluated for urban sprawl against the 13 primary indicators and eight urban form criteria established in Florida Statutes. The proposed amendment would not encourage urban sprawl.

(i) *Spot zoning*. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The proposed amendment would extend an existing GF zone district adjacent to residential zone districts (primarily RSF-3) which the GF zone district primarily serves. The zone districts are related and not isolated and would not result in spot zoning.

(j) *Public facilities*. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The subject property is within the City's service areas for both potable water and sanitary sewer and utilities are available at the subject property. No major extensions of utilities would be required.

(k) *No adverse effect on the environment*. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: The subject property is not known to have any significant environmental features or wildlife habitat on the site and is already within in urban area. There are regulated tree species on the site and all requirements in Section 6.2 of the City's Land Development Regulations will apply at time of development.

om $15,000 to
with additional
ffset expenses by
dvertising space
des of the shuttle
He said several
vn business owners
xpressed interest in
uting financially.
have talked with
business owners
vn and they are into
ng in to help carry the
cial burden," Millett

Millett said the shuttle
cles would be owned
the organizers, with
urance under their
me, but he requested
mbursement for
surance costs. He
stimated that $30,000
vould cover fuel, driver
alaries and insurance for
one year. Both Millett
and Bohannon noted that
similar shuttle programs
are already in place in other
CRA districts throughout
Florida.

City Manager Jeremy
Marshall said he wanted
direction from the
CRA Board before staff
devoted further time to
developing the proposal.
Board members responded
favorably, signaling interest
in exploring the concept
further. The proposal is
expected to return to the
board once details and
financing are refined.

In other business,
the CRA unanimously
approved a Commercial
Façade Grant application
from the Howard T. Odum
Florida Springs Institute,
located at 18645 High
Springs Main Street. The
institute plans to paint the
front of the building, repair
trim and install a Florida
Springs Welcome Center

by the

The total project cost
is estimated at $7,500,
with a requested grant
of $3,750, representing
50 percent of the total.
Bohannon said approval is
contingent upon the project
also receiving a Certificate
of Appropriateness from
the Historic Preservation
Board.

The board also
unanimously approved a
second Commercial Façade
Grant request from the
GFWC High Springs New
Century Woman's Club. The
project includes the design
and installation of a two-
sided sign and construction
of a 7-foot-by-7-foot deck
with stairs, handrails and a

with a requested gr
$2,488.64.

Additionally, the board
approved an updated
interlocal agreement related
to an innovative policing
initiative first approved in
September. The agreement
allows for an increased
cost of an electric bicycle
dedicated to policing efforts
within the CRA district and
enhanced police services
during peak hours. The
cost of the electric bike
increased from $5,500 to
$5,800 and was approved
unanimously.

At the close of the
meeting, board members
acknowledged the

board thank
service to the community
and wished him well.

Earlier in the meeting,

Email cwalker@
alachuatoday.com

Multi-Million Dollar Producers

Antoinette & Randy Hunt

352-533-0258 or 352-443-0263

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City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING

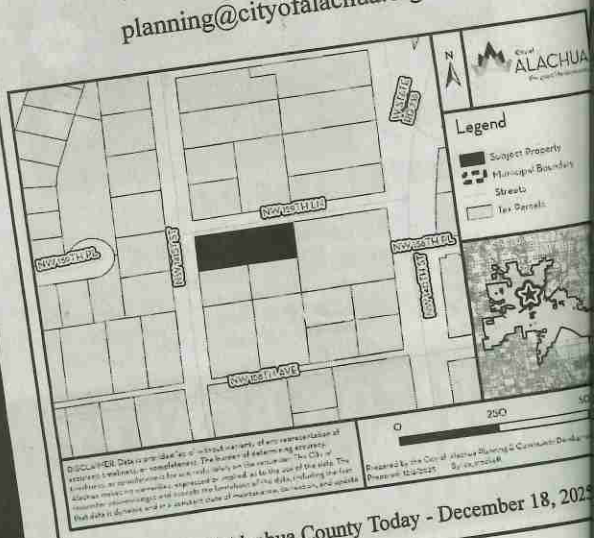
A neighborhood meeting will be held to discuss a rezoning to GF (Government Facility) on a +/- 0.49-acre subject property generally located at the southeast corner of NW 159th lane and NW 141st Street, and west of the Cleather Hathcock Community Center. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

Date: Tuesday, January 6, 2026

Time: 6:00 P.M.

Place: Cleather Hathcock Community Center
15818 NW 140th Street, Alachua, Florida

Contact: City of Alachua Planning & Community Development Department
(386) 418-6121
planning@cityofalachua.org



(Published: Alachua County Today - December 18, 2025

...he Difference"

City of ALACHUA
the good life community

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DEC 15 2025

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF NEIGHBORHOOD MEETING

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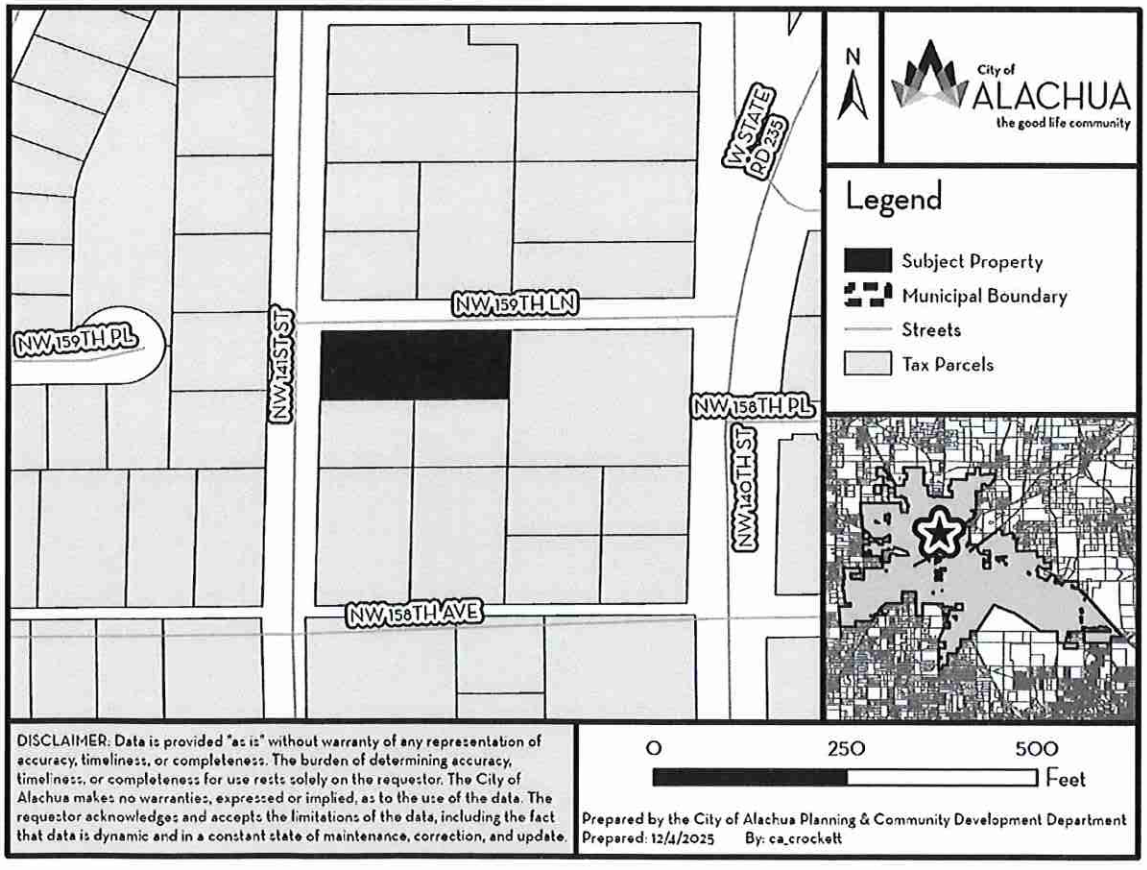

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ALACHUA COUNTY HOUSING AUTHORI
701 NE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALMENDAREZ CARLOS O COLINDRES
14514 NW 144TH PL
ALACHUA, FL 32615

ALVAREZ & OZUNA H/W
14277 NW 159TH PL
ALACHUA, FL 32615

AMOR & PRUETT H/W
14202 NW 158TH AVE
ALACHUA, FL 32615

BAYWOOD HILLS OWNERS ASSOCIATI
7475 SW 70TH LN
GAINESVILLE, FL 32608

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BRIDGEMOHAN SHARA M
15915 NW 142ND DR
ALACHUA, FL 32615

BURGESS & HIGHTOWER HEIRS
3335 58TH AVE
VERO BEACH, FL 32966

BURGESS & WHITFIELD
25243 nw 6th ave
NEWBERRY, FL 32669

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

CALAHAN & DEMPS & LANG & MCLEOI
15748 SW 37TH CIR
OCALA, FL 34473

CAMPOS ALBA DE LEON
17345 NW 173RD RD
ALACHUA, FL 32615

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

FISHER & LUBIN H/W
15935 NW 142ND DR
ALACHUA, FL 32615

FORD GREGORY B HEIRS
15824 NW 141ST ST
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

GARRISON GRACE S
PO BOX 955
ALACHUA, FL 32616

GOLDIE LOKS INC
PO BOX 423
ALACHUA, FL 32616

GREGOIRE HAMLEEN
15955 NW 142ND WAY
ALACHUA, FL 32615

HALL & HALL JR & LEE & STRAWDER
2217 ATLANTA ST
HOLLYWOOD, FL 33020

HALL CORTEZ & LATASHA
15908 NW 141ST
ALACHUA, FL 32615

HAMDI BONNIE LOU LIFE ESTATE
15932 NW 141ST ST
ALACHUA, FL 32615

HAYWOOD & WRIGHT HEIRS
C/O HILDA HAYWOOD
PO BOX 651
ALACHUA, FL 32616

HICKS ALFRED N & LINDA F
PO BOX 1751
ALACHUA, FL 32616

JACKSON & JACKSON & GAINES
PO BOX 1411
ALACHUA, FL 32616

JACKSON PHILLIP JR
PO BOX 493
MORRISVILLE, NC 27560

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JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON PHILLIP
PO BOX 493
MORRISVILLE, NC 27560

JAMES CHARLES E HEIRS
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAMES LULA M
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAYA RADHA MADHAVA LLC
13740 NW 137TH PL
ALACHUA, FL 32615

JOHNSON NATALIE C
15716 NW 138TH TER
ALACHUA, FL 32615

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DEC 15 2025

JONES SR & RICHARDSON & RICHARD
14437 NW 143RD PL
ALACHUA, FL 32615

JONES SR & RICHARDSON
C/O ELLIOTT JACKSON JONES SR
14016 NW 158TH AVE
ALACHUA, FL 32615

JONES VALRIE
15727 NW 133RD TER
ALACHUA, FL 32615

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LABONTE BRANDON & JENNIFER
15905 NW 142ND DR
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCKNIGHT SHAUN R & JAMI S
14004 NW 158TH AVE
ALACHUA, FL 32615

MOSELEY C B
PO BOX 2322
HIGH SPRINGS, FL 32655

PALENCIA CHERNITRA SELLERS
15985 NW 142ND DR
ALACHUA, FL 32615

POLLOCK JARED H & AMY K
PO BOX 2696
ALACHUA, FL 32616

RICHARDSON WILLIAM C
16004 NW 141ST ST
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

SAONA & WATSON
15813 NW 141ST ST
ALACHUA, FL 32615

SAONA MARIA B
15813 NW 141ST ST
ALACHUA, FL 32615

SAUNDERS YARIEL E
14217 NW 159TH PL
ALACHUA, FL 32615

SERMONS DEBRA FRAZIER
PO BOX 402
ALACHUA, FL 32616

ST MATTHEW MISSIONARY BAPTIST C
PO BOX 1088
ALACHUA, FL 32616

STEERS PHILIP L IV & JENNIFER
15975 NW 142ND DR
ALACHUA, FL 32615

WEBB ROSE M HEIRS
PO BOX 1165
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILLIAMS DOROTHY E
15836 NW 141ST ST
ALACHUA, FL 32615

WILLIAMS IDA M HEIRS
PO BOX 2185
ALACHUA, FL 32616

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WILLIAMS KENNETH V
14257 NW 159TH PL
ALACHUA, FL 32615

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DEC 15 2025

Easy Peel Labels Use Avery® TEMPLATE 5160® | Feed Paper | See Instruction Sheet for Easy Peel Feature | AVERY® 5260™

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Adam Hall AICP
PO Box 115050
Gainesville, FL 32611

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

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

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

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32615 $ 000.74⁰
02 7W
0008039369 DEC 15 2025

Attn: Planning
Land Development Regulations Admin
P.O. Box 9
Alachua, Fl 32616

City of ALACHUA
THE GOOD LIFE COMMUNITY

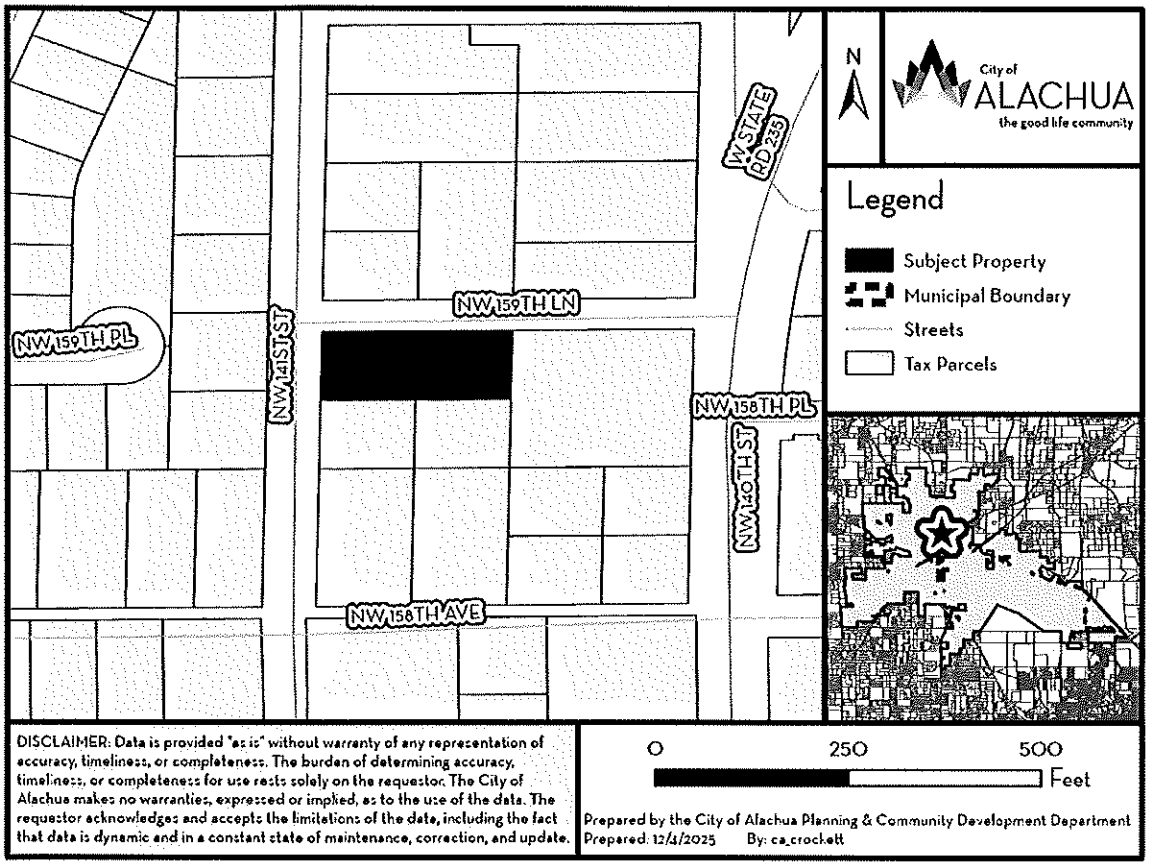
Neighborhood Meeting
Sign In January 6, 2026

Name (Please Print)	Name (Please Print)
(Please Print) Chernitra Palencia	(Please Print)
(Please Print) Tamara Robbins	(Please Print)
(Please Print) Glen Anders	(Please Print)
(Please Print) Jackson Youmas	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)

Neighborhood Meeting Tonight

to discuss

Rezoning of the subject property generally located at the southeast corner of NW 159th lane and NW 141st Street, and west of the Cleather Hathcock Community Center



This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

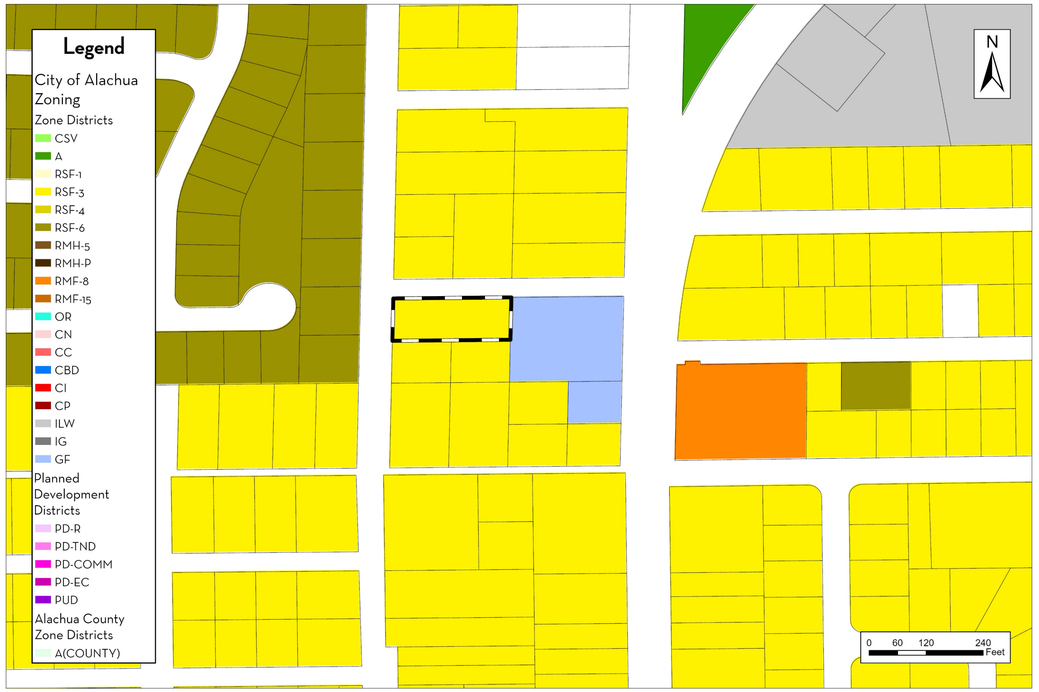
The Subject Property

The property proposed to be rezoned is directly adjacent to the present day Hathcock Center, located just south of NW 159th Lane and east of NW 141st Street.

The property is approximately 0.49-acres (or 21,344 square feet).

The property has historically been zoned for some form of residential development, but has remained vacant and undeveloped for several years. This is the current state of the property.

The City of Alachua recently acquired the parcel with the intent to incorporate the property into the Hathcock Center. The rezoning of the property from Residential Single-Family – 3 (RSF-3) to Government Facility (GF) will better reflect the property's function as part of the Hathcock Center and the City's Recreation & Culture Department.



Existing Zone District

The property is currently zoned as Residential Single-Family – 3 (RSF-3).

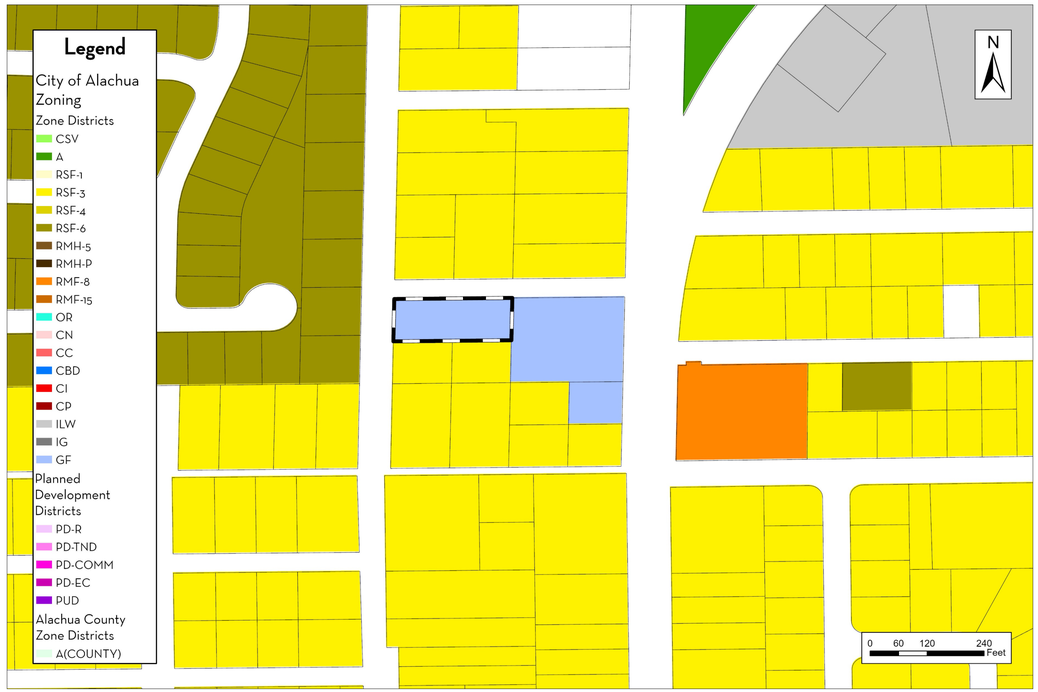
The RSF-3 zone district permits up to 3 dwelling units per acre and typically permits the development of single-family homes and supporting community services. Little to no non-residential or non-institutional development is permitted in the RSF-3 zone district.

Proposed Zone District

The proposed zone district is Government Facility (GF).

The GF zone district is typically used on government owned lands, including City lands. The GF zone district does not permit for any residential development. Development is typically limited to public and institutional uses.

In this case, the rezoning is to directly serve the Hathcock Center.



City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: January 7, 2026

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

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center Rezoning Neighborhood Meeting Summary**

On January 6, 2026, the Planning & Community Development Department held a neighborhood meeting at the Cleather Hathcock Community Center (located at 15818 NW 140th Street) to discuss the rezoning of the +/- 0.49-acre subject property (tax parcel 03114-000-000). The neighborhood meeting was held in an open house format. Carson J. Crockett, AICP, was present to conduct the meeting and Bryan S. Thomas, AICP and Parker Stevens were present as representatives of the City to observe. The proposed rezoning from RSF-3 to GF was discussed with each attendee and the purpose of the rezoning to include the recently acquired property into the Hathcock Center property was discussed.

Meeting Start: 6:00 PM. Five total participants, but only four signed in. See attached sign in sheet

- Participants expressed a desire to ensure the large heritage trees on the property are preserved during the following stages of the site design and development review process.
- Participants asked if the City had attempted to acquire additional parcels to the south. Staff confirmed that the City had attempted to purchase parcel 03119-000-000, but were unable at this time.
- Participants asked where stormwater from future development would drain to, whether it be SR 235 or another basin. Staff confirmed that stormwater currently flows towards SR 235, but any future development would require onsite stormwater facilities. One participant followed up with concerns about the design of stormwater facilities in the area.
- Participants asked about the design of the proposed community center project. Staff indicated that they were not involved in that portion of the project and that the meeting was solely to discuss the rezoning of parcel 03114-000-000.
- Participants relayed a strong appreciation for the history of the surrounding neighborhood and property.

- Participants were concerned that the neighborhood meeting notices did not reach far enough. Staff confirmed that the mailings sent complied with the City's Land Development Regulations.
- Most participants expressed positive reactions regarding the rezoning. Most comments and concerns were related to the future design of the site and proposed community center project.

Last Participant Departed: 6:48 PM. Staff remained on site until 7:00 PM for any other participants to attend.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3654162 2 PG(S)
10/23/2025 9:23 AM
BOOK 5239 PAGE 2622
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1293369
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $507.50
Intang. Tax: $0.00

Prepared by and return to:
Gary D. Grunder
Grunder & Petteway, PA
23349 Northwest County Road 236
Suite 10
High Springs, FL 32643

File No. 25161

Parcel Identification No. 03114 000 000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 22nd day of October, 2025 between Paristamika V. Owens, whose post office address is 1829 Northeast 3rd Avenue, Gainesville, FL 32641, of the County of Alachua, Florida, Grantor, to City of Alachua Florida, a municipality in Alachua County, whose post office address is 15100 Northwest 142 Terrace, Alachua, FL 32615, of the County of Alachua, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

The subject property is not the homestead of Grantor.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Paristamika V. Owens

WITNESS
PRINT NAME: Gary D. Grunder

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 1 ADDRESS

WITNESS
PRINT NAME: Summer L. McLaughlin

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (x) physical presence or (__) online notarization, this 22 day of October, 2025, by Paristamika V. Owens, (__) who is/are personally known to me or (✓) who has/have produced FL Drivers License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Notary Public State of Florida
Gary D Grunder
My Commission HH 405746
Expires 7/6/2027

Notary Public State of Florida
Gary D Grunder
My Commission HH 405746
Expires 7/6/2027

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2025 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03114 000 000	UNASSIGNED LOCATION RE	1700

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

EXEMPTIONS:
COUNTY PROPERTY - AMOUNT

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	23,100	4,493	18,607	141.41
LIBRARY GENERAL	0.9374	23,100	4,493	18,607	17.44
SCHOOL CAP PROJECT	1.5000	32,000	6,224	25,776	38.66
SCHOOL DISCRNRY & CN	0.7480	32,000	6,224	25,776	19.28
SCHOOL GENERAL	3.0030	32,000	6,224	25,776	77.41
SCHOOL VOTED	1.0000	32,000	6,224	25,776	25.78
CHILDREN'S TRUST	0.4500	23,100	4,493	18,607	8.37
SUWANNEE RIVER WATER MGT DIST	0.2812	23,100	4,493	18,607	5.23
CITY OF ALACHUA	6.2500	23,100	4,493	18,607	116.29

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $449.87

LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100
N1/2 LOT 2 BK 25 OR 5002/1944

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	132.47

NON-AD VALOREM ASSESSMENTS $132.47

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $582.34

IF PAID BY PLEASE PAY	Dec 31, 2025	Jan 02, 2026	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
	$203.71	$203.71	$207.96	$210.08	$212.20

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2025 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03114 000 000	UNASSIGNED LOCATION RE

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Dec 31, 2025	$203.71
☐	Jan 02, 2026	$203.71
☐	Jan 31, 2026	$207.96
☐	Feb 28, 2026	$210.08
☐	Mar 31, 2026	$212.20

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

1 03114000000 2025 0

Partial Payments Applied

our town special."

The Neighbor Challenge also features an ongoing Business Spotlight recognizing local organizations that contribute to the community. The inaugural spotlight highlights Glanzer Realty. Other participating businesses and organizations include Newberry Jam, Capricious Local Eatery, Edward Jones, The Yellow Acres, Mitchell's Specialty Meats and Bakery, Two Sisters Coffee Co., Newberry Parks & Recreation and the City of Newberry.

Recreation and Enrichment

The Martin Luther King Jr. Community Center will continue offering summer recreation and enrichment programs through Aug. 31. Weekly activities include open gym pickleball on Newberry High School students will host a free community car wash July 18-19 at the school's bus loop. Sponsored by Quikrete Cement, the event is open to residents of Newberry and Archer who present proof of residency. Students will wash cars, trucks, vans and SUVs from 11 a.m. to 3 p.m. both days.

Operation Cool Down

Families looking for relief from the summer heat can take part in Operation Cool Down on July 20 at Newberry Place.

Hosted by the City of Newberry and the Newberry Fire Department, the event will run from 10:30 to 11:30 a.m. and will feature water activities, opportunities for children to meet local firefighters and frozen treats.

Organizers noted that Homeowners will also have an opportunity to learn more about property taxes during a free educational program on July 22. Presented by the Alachua County Property Appraiser's Office, the program is intended for residents who recently purchased a home, moved participants to register in advance.

NOTICE OF PUBLIC HEARING BY CITY COMMISSION ARCHER, FLORIDA

Notice is hereby given that the proposed ordinance, whose title hereafter appears, will have a second reading on the 27th day of July 2026, at the Special City Commission meeting starting at 6:45 p.m. or as soon after as may be heard. The public is hereby notified that the City Commission will conduct an in-person public hearing on July 27th, 2026, at 6:45p.m., or as soon thereafter as the matters can be heard.

A copy of said ordinance may be inspected by any member of the public at the Office of the City Manager. All interested parties may appear and be heard with respect to the proposed ordinance.

ORDINANCE NUMBER 03-2026

AN ORDINANCE OF THE CITY OF ARCHER, FLORIDA AMENDING CHAPTER 35, SECTION 35-7 TO REPEAL SUBSECTION (H) DUE TO STATUTORY PRE-EMPTION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

All interested people are invited to attend and be heard. Written comments may be filed with the City Managers Office for consideration.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(References Section 286.015, Florida Statutes)
(Published: Alachua County Today - July 16, 2026)

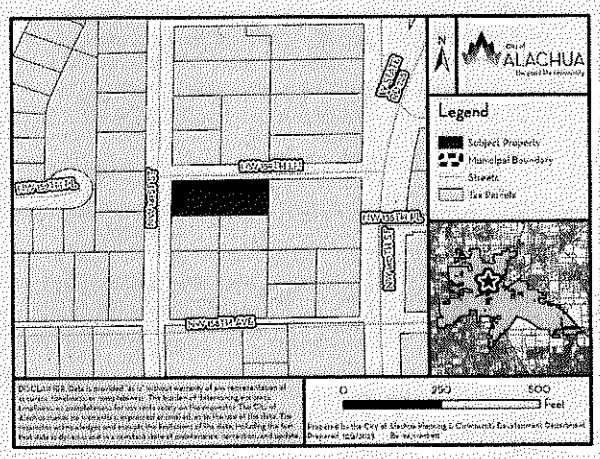
City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 27, 2026 at 12:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Ordinance 26-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY - 3 (RSF-3) TO GOVERNMENT FACILITY (GF) ON A ± 0.49-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH ON THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET; TAX PARCEL NUMBER 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m., one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 16, 2026)

City of ALACHUA

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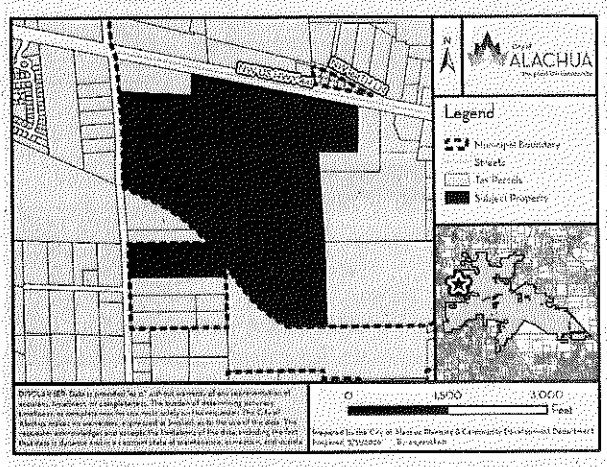
Ordinance 26-10

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.



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(Published: Alachua County Today - July 16, 2026)

City of ALACHUA
the good life community

MAILED
JUL 13 2026

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

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

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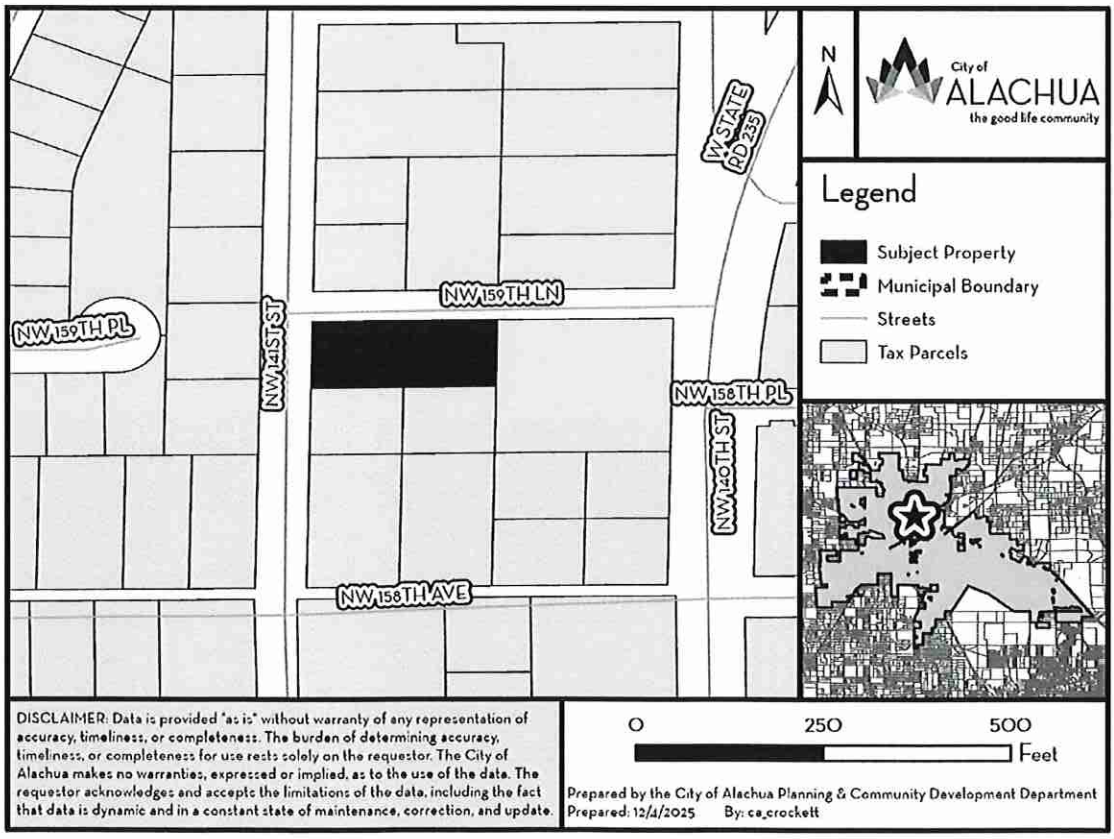

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Adam Hall, AICP
PO Box 115050
Gainesville, FL 32611

MAILED
JUL 13 2026

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

WILLIAMS KENNETH V
14257 NW 159TH PL
ALACHUA, FL 32615

ALACHUA COUNTY HOUSING AUTHORI
701 NE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALMENDAREZ CARLOS O COLINDRES
14514 NW 144TH PL
ALACHUA, FL 32615

MAILED
JUL 13 2026

ALVAREZ & OZUNA H/W
14277 NW 159TH PL
ALACHUA, FL 32615

AMOR & PRUETT H/W
14202 NW 158TH AVE
ALACHUA, FL 32615

BAYWOOD HILLS OWNERS ASSOCIATI
7475 SW 70TH LN
GAINESVILLE, FL 32608

BRIDGEMOHAN SHARA M
15915 NW 142ND DR
ALACHUA, FL 32615

BURGESS & HIGHTOWER HEIRS
3335 58TH AVE
VERO BEACH, FL 32966

BURGESS & WHITFIELD
25243 nw 6th ave
NEWBERRY, FL 32669

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

CALAHAN & DEMPS & LANG & MCLEOD
15748 SW 37TH CIR
OCALA, FL 34473

CAMPOS ALBA DE LEON
17345 NW 173RD RD
ALACHUA, FL 32615

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

FISHER & LUBIN H/W
15935 NW 142ND DR
ALACHUA, FL 32615

FORD GREGORY B HEIRS
15824 NW 141ST ST
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

GARRISON GRACE S
PO BOX 955
ALACHUA, FL 32616

GOLDIE LOKS INC
PO BOX 423
ALACHUA, FL 32616

GREGOIRE HAMLEEN
15955 NW 142ND WAY
ALACHUA, FL 32615

HALL & HALL JR & LEE & STRAWDER
2217 ATLANTA ST
HOLLYWOOD, FL 33020

HALL CORTEZ & LATASHA
15908 NW 141ST
ALACHUA, FL 32615

HAMDI BONNIE LOU LIFE ESTATE
15932 NW 141ST ST
ALACHUA, FL 32615

HAYWOOD & WRIGHT HEIRS
C/O HILDA HAYWOOD
PO BOX 651
ALACHUA, FL 32616

HICKS ALFRED N & LINDA F
PO BOX 1751
ALACHUA, FL 32616

JACKSON & JACKSON & GAINES
PO BOX 1411
ALACHUA, FL 32616

JACKSON PHILLIP JR
PO BOX 493
MORRISVILLE, NC 27560

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JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON PHILLIP
PO BOX 493
MORRISVILLE, NC 27560

JAMES CHARLES E HEIRS
1639 NE 31ST AVE
GAINESVILLE, FL 32609

MAILED
JUL 13 2026

JAMES LULA M
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAYA RADHA MADHAVA LLC
13740 NW 137TH PL
ALACHUA, FL 32615

JOHNSON NATALIE C
15716 NW 138TH TER
ALACHUA, FL 32615

JONES SR & RICHARDSON & RICHARDS
14437 NW 143RD PL
ALACHUA, FL 32615

JONES SR & RICHARDSON
C/O ELLIOTT JACKSON JONES SR
14016 NW 158TH AVE
ALACHUA, FL 32615

JONES VALRIE
15727 NW 133RD TER
ALACHUA, FL 32615

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LABONTE BRANDON & JENNIFER
15905 NW 142ND DR
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCKNIGHT SHAUN R & JAMI S
14004 NW 158TH AVE
ALACHUA, FL 32615

MOSELEY C B
PO BOX 2322
HIGH SPRINGS, FL 32655

PALENCIA CHERNITRA SELLERS
15985 NW 142ND DR
ALACHUA, FL 32615

POLLOCK JARED H & AMY K
PO BOX 2696
ALACHUA, FL 32616

RICHARDSON WILLIAM C
16004 NW 141ST ST
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

SAONA & WATSON
15813 NW 141ST ST
ALACHUA, FL 32615

SAONA MARIA B
15813 NW 141ST ST
ALACHUA, FL 32615

SAUNDERS YARIEL E
14217 NW 159TH PL
ALACHUA, FL 32615

SERMONS DEBRA FRAZIER
PO BOX 402
ALACHUA, FL 32616

ST MATTHEW MISSIONARY BAPTIST CI
PO BOX 1088
ALACHUA, FL 32616

STEERS PHILIP L IV & JENNIFER
15975 NW 142ND DR
ALACHUA, FL 32615

WEBB ROSE M HEIRS
PO BOX 1165
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILLIAMS DOROTHY E
15836 NW 141ST ST
ALACHUA, FL 32615

WILLIAMS IDA M HEIRS
PO BOX 2185
ALACHUA, FL 32616

Pat: avery.com/patents Étiquettes d'adresse Easy Peel® Repliez à la hachure afin de révéler le rebord Pop-up Allez à avery.ca/gabarits Utilisez le

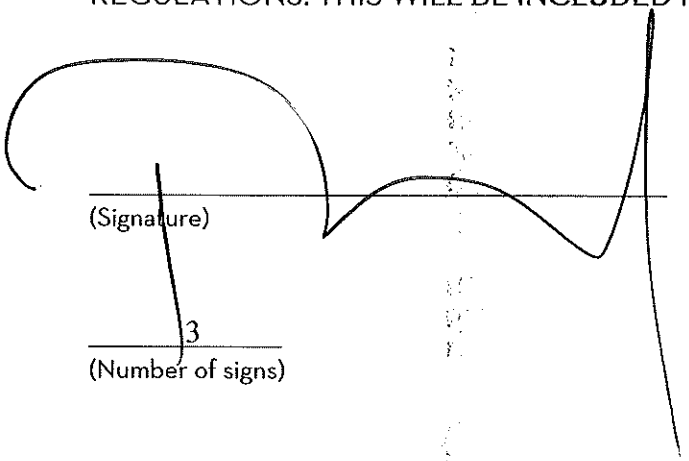
AFFIDAVIT FOR POSTED LAND USE SIGN

I, JEAN-PAUL PEREZ, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 7/1/2026 FOR THE Hathcock Community Center (Rezoning)
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.



(Signature)

3
(Number of signs)

Posted Notice Location Map
PR26-0001 | Hathcock Community Center

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 37.5 75 150 Feet

Legend

Sign Locations

Subject Property

Prepared by the City of Alachua Planning & Community Development Department

Prepared: 5/19/2026 By: pa_stevens

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Hathcock Community Center **APPLICATION NO.:** PR26-0001

APPLICATION TYPE: Rezoning **CURRENT ZONING:** Residential Single Family - 3 (RSF3)

NATURE/SCOPE OF PROPOSAL: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on ±0.49 acre subject property from Residential Single Family - 3 (RSF-3) to Government Facility (GF)

DATE OF PUBLIC HEARING(S):

June 9, 2026 **AT** 6:00 **PM**

July 27, 2026 **AT** 12:00 **PM**

August 10, 2026 **AT** 6:00 **PM**

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

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

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ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Hathcock Community Center
APPLICATION NO.: PSS(26-0001
APPLICATION TYPE: Small Scale Comp Plan Amendment
CURRENT ZONING: Medium Density Residential/Recreation
NATURE/SCOPE OF PROPOSAL: Amending the Future Land use Designation from Medium Density Residential and Recreation to Public

DATE OF PUBLIC HEARING(S):
June 9, 2026 AT 6:00 PM
July 27, 2026 AT ~~6:00~~ 12:00 PM
August 10, 2026 AT 6:00 PM

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

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION/SCOPE OF THE APPLICATION. STAFF REPORTS AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, 32615 DURING REGULAR BUSINESS HOURS. ANY ITEMS, COMMENTS MAY BE SENT TO CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, PO BOX 9, ALACHUA, FLORIDA 32616. IF YOU DO NOT ATTEND THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS. THIS IS ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S) AND EVIDENCE UPON WHICH THE APPEAL IS BASED. ALL CORRESPONDENCE WITH THE AMERICANS WITH DISABILITIES ACT APPLY PERSONS WITH DISABILITIES MAY REQUEST REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 X 1001 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Hathcock Community Center
APPLICATION NO.: PR26-0001
APPLICATION TYPE: Rezoning
CURRENT ZONING: Residential Single Family-3 (RSF-3)
NATURE/SCOPE OF PROPOSAL: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±0.49 acre subject property from Residential Single Family-3 (RSF-3) to Government Facility (GF)

DATE OF PUBLIC HEARING(S):
June 9, 2026 AT 6:00 PM
July 27, 2026 AT ~~6:00~~ 12:00 PM
August 10, 2026 AT 6:00 PM

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

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Hathcock Community Center
APPLICATION NO.: PSSL26-0001
APPLICATION TYPE: Small Scale CompPlan Amendment
CURRENT ZONING: Medium Density Residential & Recreation
NATURE/SCOPE OF PROPOSAL: Amending the Future Land Use Designation from Medium Density Residential and Recreation to Public

DATE OF PUBLIC HEARING(S):
June 9, 2026 AT 6:00 PM
July 27, 2026 AT ~~6:00~~ 12:00 PM
August 10, 2026 AT 6:00 PM

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

FOR MORE INFORMATION CONTACT:
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City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: July 27, 2026

Legislative Hearing **Application #: PA26-0006**

SUBJECT:	Staff report for city-initiated request for voluntary annexation of the subject property into the municipal corporate limits of the City of Alachua, Florida.
APPLICANT/AGENT:	City of Alachua
PROPERTY OWNER:	City of Alachua
LOCATION:	(No address assigned)
PARCEL ID NUMBER:	03926-030-000
FLUM DESIGNATION:	County Agriculture
ZONING:	County Agriculture (A)
OVERLAY:	N/A
ACREAGE:	±1
PROJECT PLANNER:	Jean-Paul W. Perez, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission approve Ordinance 26-13 upon first reading and schedule the second and final reading of Ordinance 26-13 for August 10, 2026.
RECOMMENDED MOTION:	*I move that this Commission (1) adopt Ordinance 26-13 upon first reading and (2) schedule the second and final reading of Ordinance 26-13 for August 10, 2026.*

SUMMARY

The City of Alachua ("City"), as owner, requests to annex a 1 acre, more or less, parcel of land generally located southwest of the intersection of Northwest County Road 235 and Northwest 140 Street. The parcel is identified by the Alachua County Property Appraiser as Tax Parcel No. 03926-030-000 ("Property"). The Property is an unincorporated enclave within the City's municipal corporate limits. The Property has a future land use classification of County Rural/Agriculture and an underlying zoning designation of County Agriculture (A).

A cursory public records search was conducted by staff. No deeds were found which indicate when the City took possession of the land. An adjacent plat entitled Country Oaks (Plat Book I, Page 91, Alachua County Official Records) recorded in 1978 showed the Property already in possession of the City in that year.

More analysis may be warranted for viable public use of this land prior to the sale or transfer of the title, should the City declare the land as surplus.

EXISTING USES

Aerial imagery show the Property is in a natural state with heavy vegetation and complete canopy coverage. Alachua County Growth Management Department found no records of a development or building permit being issued for the Property. The Alachua County Property Appraiser also shows no record of a taxable structure being located on the land. Topography maps show subtle and natural elevation changes, indicating the property may have never been graded or utilized for typical agriculture uses. A physical inspection of the property was not conducted because it is landlocked and provides no discernable common law access. A 20-foot-wide ingress, egress, and drainage easement is dedicated on the Country Oaks plat and straddles the lot lines between Lots 4 and 5 (Parcel Nos. 03926-002-004 and 03926-002-005, respectively). This easement is obstructed by private fences and gates.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table [1]. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

The parcel directly abutting to the north, located at 14107 Northwest 142 Avenue, was recently annexed into the City, reference Ordinance 26-08 adopted June 8, 2026. The parcel is still pending submittal of FLUM amendment and rezoning petitions. Compatibility of future uses of the Property with the adjacent properties may be ad hoc.

[Remainder of page intentionally left blank.]

Table [1]. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant/grazing	County Agriculture	County Agriculture (A)
South	Detached single-family residences	Moderate Density Residential (8 du/ac)	RSF-3
East	Detached single-family residences	Moderate Density Residential (8 du/ac)	RSF-3
West	Heavy industrial	Industrial	IG

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Staff reviewed the Comprehensive Plan for conflicting policies and none were found. A more detailed analysis for compatibility will be provided at time of FLUM amendment and development permit application, if applicable.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application is exempt under Section 2.4.14(C)(3).

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

Evaluation & Findings: No wetlands are identified on this property by Alachua County or the National Wetlands Inventory maintained by the U.S. Fish and Wildlife Service.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The

purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: No strategic ecosystems identified by Alachua County encumber the Property or are present in the area.

Regulated Plant & Animal Species

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

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

Evaluation & Findings: The Property is not identified as hosting protected plant or animal species. During the review of a development plan or prior to the commencement of construction, an informal survey of the property should be conducted to verify this finding. Annexation of the property presents no enhanced obligation for the City.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have a lower infiltration rate and therefore a higher runoff potential.

Arredondo (Fine Sand) soil types are noted within the subject property, shown in Table 2. The geological formation area is Pliocene-Pleistocene Terrace Deposits, existing above the Hawthorne formation, and generally consisting of marine sediment and sand.

Table 2. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arrendondo Fine Sand	A	N/A	N/A	N/A	100%

Evaluation & Findings: Arrendondo series consists of well drained soils that are rapidly permeable in the thick sandy surface and subsurface layers. They are comprised of sandy and loamy marine sediments. Geotechnical analysis is recommended prior to development to ensure stable surface and subsurface conditions. It is with noting this property is located within the Santa Fe Basin Management Action Plan area, subject to those policies and standards administered by the Florida Department of Environmental Protection.

Flood Potential

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

Evaluation & Findings: There is no known localized flooding on the Property, however, the site is at a lower grade (~65 ft. NAVD) than the nearest adjacent right-of-way crown (~70 ft. NAVD). Additionally, a natural depression at 62 ft. NAVD straddles the western lot line.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The Property is located within the Sensitive Karst Area identified by Alachua County and a geotechnical survey is recommended prior excavating or commencement of construction activity.

Wellfield Protection Zones

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

Evaluation & Findings: The Property is not located within a wellfield protection zone.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The Property is not located within the historic areas of the City, however, site construction should monitor for archaeological artifacts and features during the construction process and cease construction should an archaeological finding be made. Such findings should be reported to the City and the Florida Department of State, Historical Resources Division, and findings and consent to proceed must be provided by the agencies prior to the developer resuming construction activities.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Annexation Standards

The Code of Ordinances provides standards and guidance on annexations in Part I of the City Charter, Chapter 39 of the Code of Ordinances, and Articles 1 and 4 of the Land Development Regulations. Florida Statute 171.041 provides standards for municipal governments for voluntary annexations.

The parcel is currently vacant and has a 20-foot-wide access centered over the property lines between Lots 4 and 5, Country Oaks (PB I, Page 91, ACOR). The access is currently obstructed and unimproved which may pose a challenge for potential use of the property.

Staff finds the request is consistent with the City of Alachua Land Development Regulations.

ORDINANCE 26-13

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 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua, a Florida municipal corporation, owner of the property to be annexed, has authorized the execution of a petition requesting that the City limits of the City of Alachua, Florida, be extended to include their land; and,

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

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

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

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

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

A. Legal Description (Tax Parcel 03926-030-000).

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

B. Map.

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

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

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

Section 3. Official Zoning Atlas

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

Section 4. Repealing Clause

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

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

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

PASSED on first reading on the 27th day of July, 2026.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

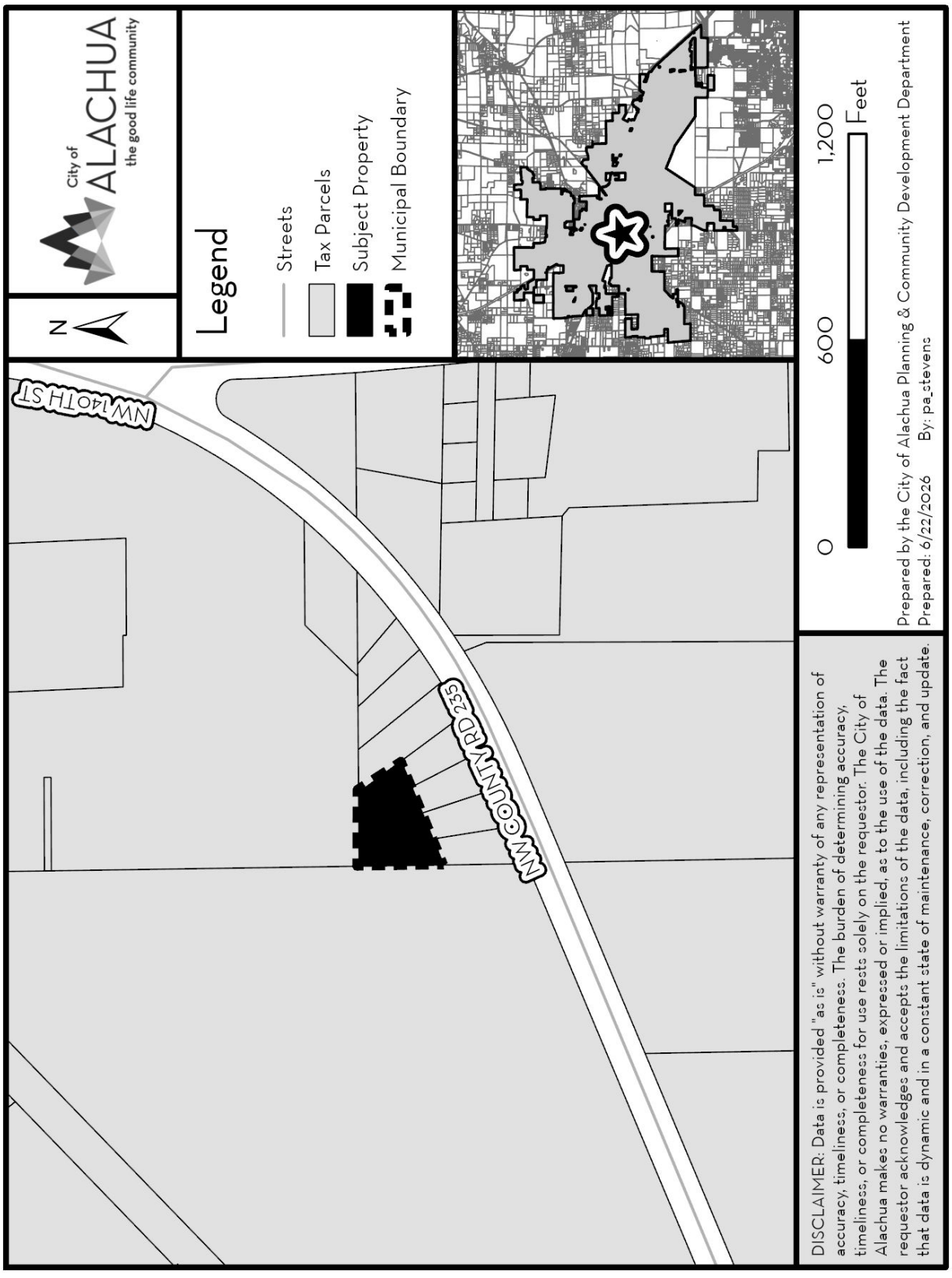
EXHIBIT A

Legal Description of Tax Parcel 03926-030-000;

A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGIN AT THE NORTHWEST CORNER OF LOT 8, OF THE PLAT OF COUNTRY OAKS, AS RECORDED IN PLAT BOOK I, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST% OF THE NORTHEAST% OF SAID SECTION 22, 250.02 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST% OF THE NORTHEAST% OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST% OF THE NORTHEAST% OF SAID SECTION 22, 185.12 FEET TO THE NORTHWEST CORNER OF LOT 4, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 32 DEGREES 09 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4, 148.37 FEET TO THE NORTHEAST CORNER OF LOT 5, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 64 DEGREES 51MINUTES18 SECONDS WEST ALONG THE NORTH LINE OF LOTS 5, 6, 7 AND 8 OF SAID PLAT OF COUNTY OAKS, 290.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.02 ACRES MORE OR LESS.

EXHIBIT B


City of ALACHUA
the good life community
N
Legend
Streets
Tax Parcels
Subject Property
Municipal Boundary
NW 140TH ST
NW COUNTY RD 235
0
600
1,200
Feet
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 6/22/2026 By: pa_stevens
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

City of Alachua

Business Impact Estimate

ORDINANCE 26-13

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 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Overview

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

Applicable Exemptions

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The proposed ordinance is required for compliance with federal or state law or regulation;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes and development

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

agreements, as authorized by the Florida Local Government Development Agreement Act under section 163.3220-163.3243, Florida Statutes;

b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
c. Sections 190.005 and 190.046, Florida Statutes;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

Impact Estimate

1. Summary of the proposed ordinance
The Ordinance enacts the annexation of a city owned parcel from unincorporated Alachua County.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur:
None.
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:
None.
(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:
None.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
None.

4. Additional information deemed useful (if any):

This is an annexation of a city-owned parcel which, while legislative, is not creating a new policy with economic impact.

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Voluntary Annexation Application

RECEIVED
JUN 18 2026
BY: Barbara J.

Reference City of Alachua Land Development Regulations, Section 1.7.7

Important Information and Procedures:

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

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

A. PROJECT

1. Project Name: Alachua Trapezoid
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 03926-030-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Rural / Agriculture
6. Zoning Classification: Government
7. Acreage: 1.01
8. Number and Type of Existing Structures on the Property: None

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Parker A.H. Stevens Title: Planner
   Company (if applicable): City of Alachua, Planning & Community Development Department
   Physical address: 15100 NW 142nd Terrace, Alachua, FL 32615
   Mailing Address: P.O. Box 9
   City: Alachua State: Florida ZIP: 32616
   Telephone: 386-418-6123 FAX: _____ e-mail: pa_stevens@cityofalachua.org
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   Telephone: _____ FAX: _____ e-mail: _____

* Must provide executed Authorized Agent Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. **ATTACHMENTS**

1. A current aerial map or plat of the property (may be obtained from the Alachua County Property Appraiser.)
2. Two (2) sets of all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
3. Property survey or boundary sketch of the property, including legal description (metes and bounds) with tax parcel number, signed and sealed by a professional land surveyor.
4. Proof of ownership (recorded warranty deed.)
5. Proof of payment of taxes.
6. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 6 attachments are required for a complete application. **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that I/We are the owner(s) of real property hereinafter described, or have received and hereby submit written authorization from the owner(s) of the real property to act on their behalf. I/We petition the City of Alachua to extend its corporate limits by voluntary annexation to include the attached legal description of real property.

I/We hereby certify:

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

Signature of Applicant

Signature of Co-applicant*

Parker A.H. Stevens

Typed or printed name and title of applicant

Typed or printed name of co-applicant*

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

State of Florida County of Alachua

The foregoing application is acknowledged before me this 12 day of June 20 20, by

Parker Stevens, who is/are

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

NOTARY SEAL

BAILEY JOINER
Commission # HH 747990
Expires December 9, 2023

Signature of Notary Public, State of Florida

ALACHUA FWD LLC
58 N LEGION TER
HERNANDO, FL 34442

CANTE & PICON H/W
13738 NW COUNTY ROAD 235
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

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

EVANS SHIRLEY A LIFE ESTATE
13602 NW COUNTY ROAD 235
ALACHUA, FL 32615

JONES GREGORY ADAM
13726 NW COUNTY RD 235
ALACHUA, FL 32615

MCCLAIN-FRANKLIN ELAINE
13712 NW COUNTY ROAD 235
ALACHUA, FL 32615

RIZER KYLE
13614 NW COUNTY 235
ALACHUA, FL 32615

ROBERTS RONALD HEIRS
PO BOX 667
ALACHUA, FL 32615

RUSSELL BRUCE E & KATHY M
13620 NW COUNTY ROAD 235
ALACHUA, FL 32615

SANDVIK MINING AND CONSTRUCTION
13500 NW COUNTY RD 235
ALACHUA, FL 32615

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

STROUD LINDA M LIFE ESTATE
13704 NW COUNTY ROAD 235
ALACHUA, FL 32615

SVOBODA KIRK T & JESSICA A
13576 NW COUNTY ROAD 235
ALACHUA, FL 32615

WHITE RUFUS A III & DELIA FLORES
13636 NW COUNTY ROAD 235
ALACHUA, FL 32615

ALACHUA FWD LLC
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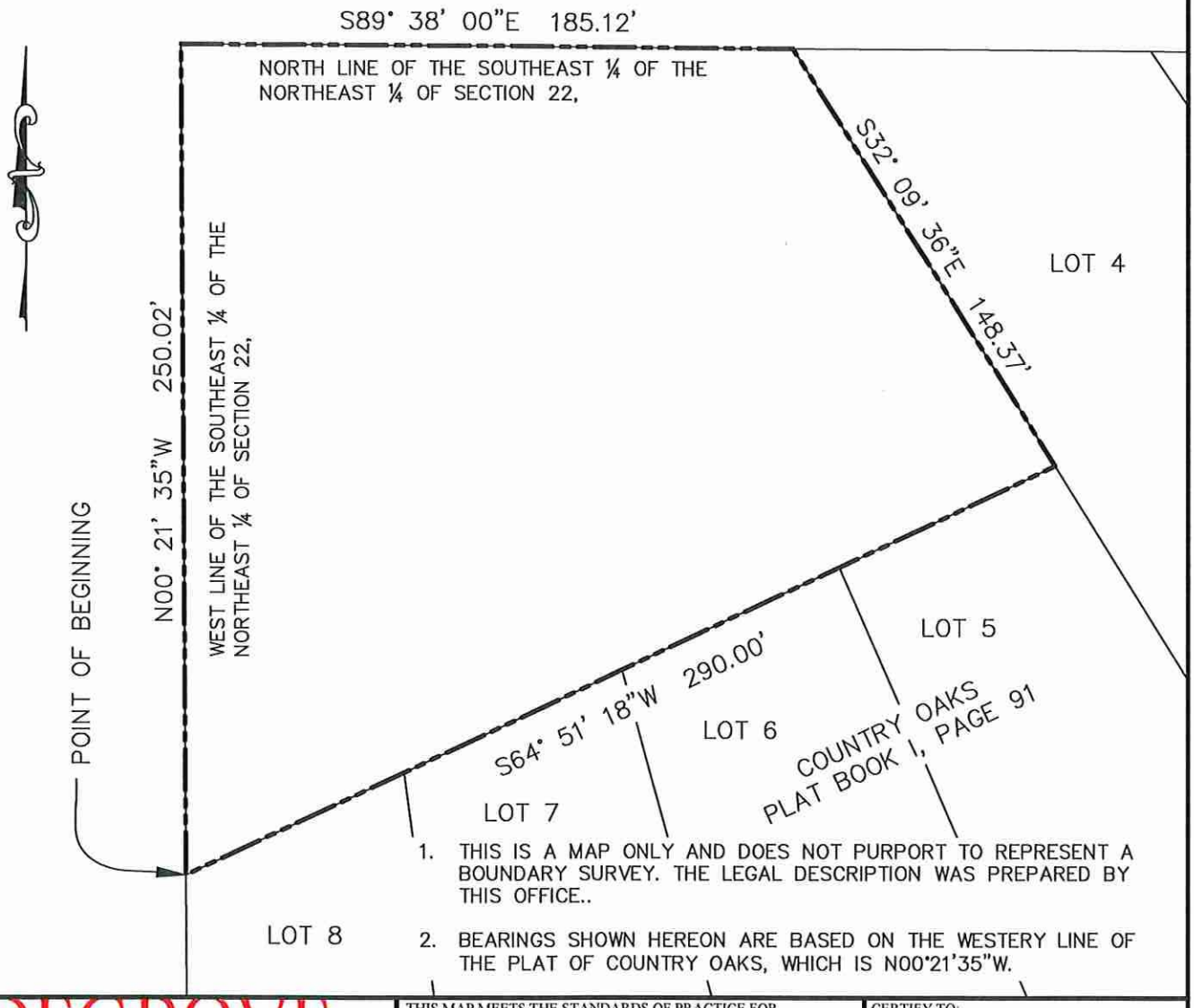
13636 NW COUNTY ROAD 235
ALACHUA, FL 32615

MAP SHOWING

A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGIN AT THE NORTHWEST CORNER OF LOT 8, OF THE PLAT OF COUNTRY OAKS, AS RECORDED IN PLAT BOOK I, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22, 250.02 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22, 185.12 FEET TO THE NORTHWEST CORNER OF LOT 4, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 32 DEGREES 09 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4, 148.37 FEET TO THE NORTHEAST CORNER OF LOT 5, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 64 DEGREES 51 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF LOTS 5, 6, 7 AND 8 OF SAID PLAT OF COUNTY OAKS, 290.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.02 ACRES MORE OR LESS.



1. THIS IS A MAP ONLY AND DOES NOT PURPORT TO REPRESENT A BOUNDARY SURVEY. THE LEGAL DESCRIPTION WAS PREPARED BY THIS OFFICE..
2. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERY LINE OF THE PLAT OF COUNTRY OAKS, WHICH IS N00°21'35"W.

DEGROVE
SURVEYORS, INC.
SURVEYING AND MAPPING CONSULTANTS
2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216 904-722-0400 FAX 904-722-0402
DEGROVE@DEGROVE.COM LICENSED BUSINESS NUMBER L.B.4603

THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052, F.A.C.

GORDON R. NILES License Number 4112 STATE OF FLORIDA Professional Surveyor and Mapper

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112; L.B. # 4603
DATE: 05/20/2026 SCALE: 1"=50'

CERTIFY TO:
CITY OF ALACHUA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB FILE No. 2026105

A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGIN AT THE NORTHWEST CORNER OF LOT 8, OF THE PLAT OF COUNTRY OAKS, AS RECORDED IN PLAT BOOK I, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22, 250.02 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22, 185.12 FEET TO THE NORTHWEST CORNER OF LOT 4, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 32 DEGREES 09 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4, 148.37 FEET TO THE NORTHEAST CORNER OF LOT 5, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 64 DEGREES 51 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF LOTS 5, 6, 7 AND 8 OF SAID PLAT OF COUNTY OAKS, 290.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.02 ACRES MORE OR LESS.

Search > Account Summary

Real Estate Account #03926 030 000

Owner:
CITY OF ALACHUA

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get Bills By Email
Sign up

Amount Due

Your account has **no balance due** at this time.

Account History

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

2020 Annual Bill ⓘ	$0.00
	Print (PDF)
2019 Annual Bill ⓘ	$0.00
	Print (PDF)
2018 Annual Bill ⓘ	$0.00
	Print (PDF)
2017 Annual Bill ⓘ	$0.00
	Print (PDF)
[illegible] ⓘ	$0.00

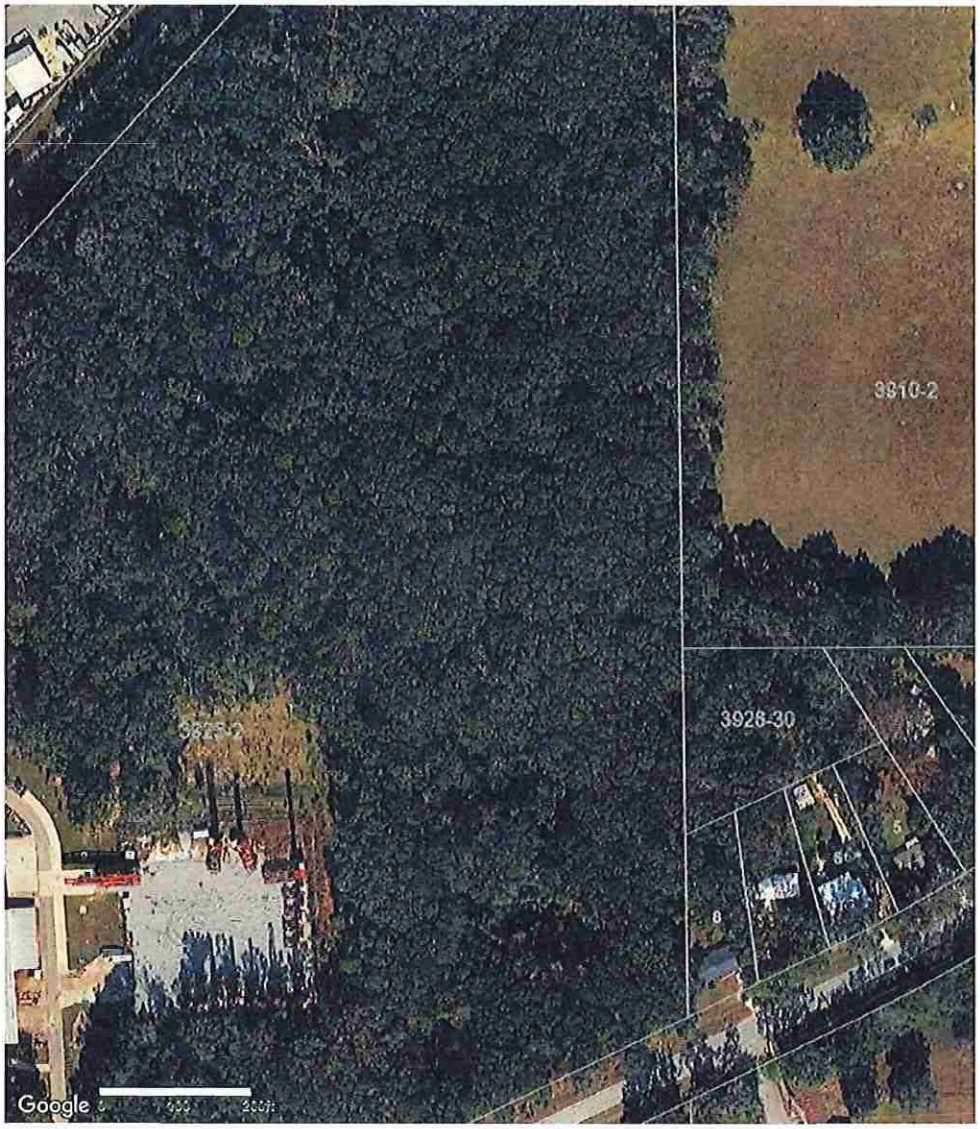
Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.

International and Commercial Credit Card Transactions: A **3.95% processing fee (minimum $2.50)** applies to non-DMV transactions.

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

As an applicant for the City of Alachua, this cover page serves as an official request for a waiver of the application fee for a Voluntary Annexation, pursuant to Resolution 24.05


3810-2
3928-30
5
6
8
Google

From:	Ben Chumley
To:	Jean-Paul Perez
Cc:	Chris Dawson; Bryan Thomas; Parker Stevens; Brenda Flieger; Carson J. Crockett
Subject:	RE: City of Alachua Voluntary Annexation; Parcel No. 03926-030-000
Date:	Monday, June 22, 2026 11:19:57 AM
Attachments:	alachua2_1fc9dafb-ed74-4f5a-8696-adfbef58c1d0.png picture3_b83a3c75-d14f-41fe-8ec8-7a9caa87172b.png facebooks_3ba592bc-4ba3-4ab5-9bc6-2aead9843ce5.png x_eeea5be5-5ff9-4f7b-aad6-9f030441699a.png insta_24e91629-23dc-4177-b3d5-cf9b61347ccb.png you_c5569e06-2aac-451e-94b1-07707458460e.png county_news_62f65719-1553-4875-a002-735233338cec.png

Hi Jean-Paul,

Congrats on your new position with the City of Alachua!

I do not see any issue with the proposed annexation of this property from a technical standpoint. It appears to be contiguous with the City boundary, reasonably compact, and does not create new enclaves. As you pointed out, this would actually fill in a portion of an existing enclave. I did not find any County building permit or development plan records on file for this property.

If you have any questions, let me know.

Thanks,
Ben

Ben Chumley
Principal Planner
Growth Management
10 SW 2nd Avenue • Gainesville • Florida • 32601
352-374-5249 (office)

Alachua County, Florida
WHERE NATURE AND CULTURE MEET

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time
.

From: Jean-Paul Perez <je_perez@cityofalachua.org>
Sent: Thursday, June 18, 2026 1:56 PM
To: Ben Chumley <bdchumley@alachuacounty.us>
Cc: Chris Dawson <cdawson@alachuacounty.us>; Bryan Thomas <br_thomas@cityofalachua.org>; Parker Stevens <pa_stevens@cityofalachua.org>; Brenda Flieger <br_flieger@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>
Subject: City of Alachua Voluntary Annexation; Parcel No. 03926-030-000

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Ben,

Hope all is well in the downtown! I've landed in the City of Alachua.

The City of Alachua is looking to annex an enclaved and unincorporated property it owns. Attached is the application package. Below is some basic information on the parcel:

- The parcel is land-locked.
- No deed is recorded (in recent history) on the parcel.
- No drainage easements are recorded on the parcel.
- No access easements are recorded on the parcel.
- No structures are recorded or reported on the parcel.

No easements to provide access to the subject parcel are recorded on adjacent parcels.

- No development plans are proposed for the parcel.
- Annexing the parcel would close an enclave.
- Linked below is the subject parcel.

At your convenience, please advise whether the county does or does not object to the annexation of Parcel No. 03926-030-000 into the City of Alachua municipal corporate limits.

In addition, please confirm there are any development or building permit records on file with the county. It does not look to be the case from aerial imagery and the historic section map. I would appreciate confirmation that is the case. However, the City has an aggressive timeline on this annexation, so please just provide a partial response regarding objection/non-objection, and any confirmation regarding records on file may follow at a later time if additional time for research is needed.

Subject Parcel:
https://mapgenius.alachuacounty.us/#parcelid=03926-030-000

Historical Section Map:
https://mapgenius.alachuacounty.us/zoning-history/STR220818.pdf

Thank you in advance and have a lovely weekend ahead (if you haven't already started on the eve of Juneteenth).

Kind regards,
Jean-Paul W. Perez, Principal Planner
Planning Division
City of Alachua, Florida
Planning Phone Number: 386-418-6121
Direct Line: 386-418-6125
www.cityofalachua.org

City Hall is open 7:30am – 6:00pm, Monday through Thursday.
Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Police had only a partial name provided by a hitchhiker who had encountered the suspect. By searching the LInX system, Tapanes located

investigations, public safety, and those in need of help," the department said in announcing the awards.

Connecting investigators

LInX is a secure law

departments. By connecting those records, investigators can identify relationships among people, addresses, vehicles and prior incidents that may not be apparent through local records alone.

The Southeast region of the LInX program serves participating law enforcement agencies throughout Florida and neighboring states, allowing investigators to access a much broader pool of information than a single agency could maintain

IUA COUNTY TODAY

independently owned local news

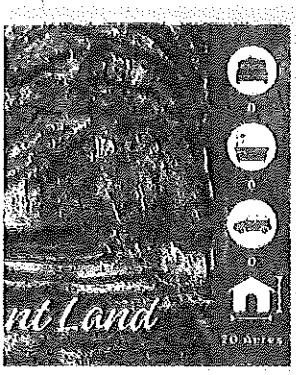
86) 462-3355 to advertise!

NGS

r sale

HORIZON

REALTY of ALACHUA, INC.



$449,900

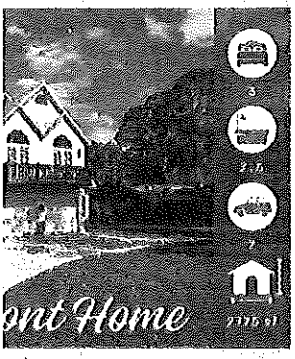
STREET ALACHUA

ition of peacefull Only 11 minutes from I- away less than a 1/2 mile down a dirt way lined with mature, natural e beautiful twenty acres, set back from ing cleared homesite.

GC519208 $2,917 month

16407 NW 174TH DR D&E ALACHUA

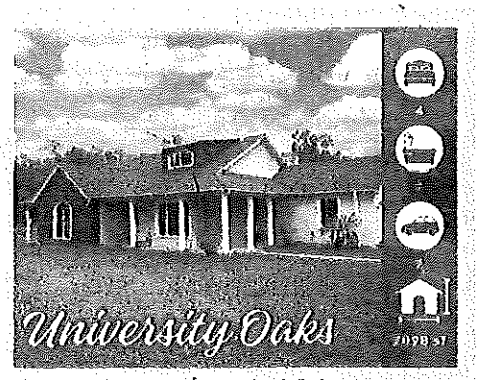
Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School. Well-maintained office building across from Renasant Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professionall



$789,000

DRIVE HAWTHORNE

us 1.38 acre lakefront haven on the Lake! This Jewel is a solid custom built r Lake Forest neighborhood east of exquisite 3-bedroom, 2 1/2 bathroom d stunning views of Riley Lake.



GC526297 $359,900

10851 NE 109TH STREET ARCHER

This stylish 4/2 sits on a spacious 1.6-acre corner lot. The grand open floor plan includes pillared formal dining with a high dormer window for natural light, an open breakfast bar, granite counters and tiled floors throughout the home.

ON REALTY

ACHUA, INC.

N YOUR HORIZON?

CALL TO ARRANGE A TOUR TODAY

PH: 386-462-4020

HORIZONREALTYFL.COM

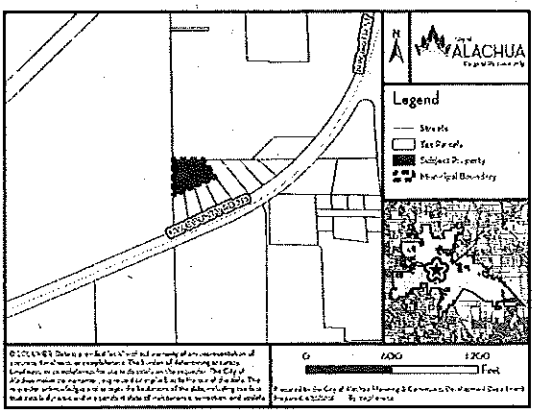
City of ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 27, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following proposed ordinance as titled:

ORDINANCE 26-13

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 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The ±1 acre subject property is generally located southwest of the intersection of Northwest County Road 235 and Northwest 140 Street (tax parcel(s) 03926-030-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 09, 2026 and July 16, 2026)

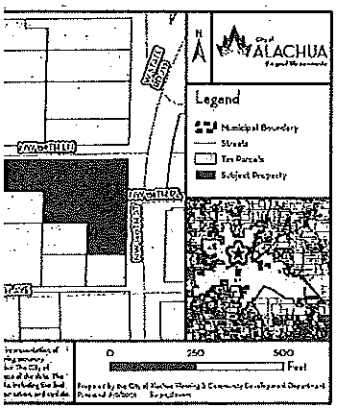
City of
ALACHUA

C NOTICE OF
MENT OF AN
ANCE OF THE
OF ALACHUA,
LORIDA

1 that the City Commission of the City a public hearing on July 27, 2026 at g will be held in the James A. Lewis s in City Hall, located 15100 NW 142nd lda, to consider the following:

Ordinance 26-11

OF THE CITY OF ALACHUA, TING TO THE SMALL-SCALE OF THE CITY OF ALACHUA E PLAN FUTURE LAND ENDING THE FUTURE LAND SIFICATION FROM MEDIUM DENTIAL AND RECREATION N A ± 1.48-ACRE SUBJECT ERALLY LOCATED AT 15818 EET; TAX PARCEL NUMBERS 03114-000-000; 03120-000-000; ; ORDINANCES IN CONFLICT; ERABILITY; AND PROVIDING DATE.



all interested parties may appear and be ie application. Copies of the application, lated application materials are available 1 at the Planning and Community ent, 15100 NW 142nd Terrace, Alachua, ar business day between the hours of , one week prior to the date of hearing. t the application may be sent to the y of Alachua, Planning and Community c 9, Alachua, FL, 32616. Notice is given 5.0105, Florida Statutes, that, in order to ade at the public hearing, you will need dings, and that, for such purpose, you t a verbatim record of the proceedings is the testimony and evidence upon which ed. In accordance with the Americans any persons with a disability requiring lation in order to participate in this City Clerk at (386) 418-6100 x 1501 at the public hearing.

hua County Today - July 16, 2026)

High Springs, Florida, will conduct a public hearing to consider the reimposition of annual fire services special assessments for the provision of fire services, facilities, and programs within the municipal boundaries of the City of High Springs.

The hearing will be held at 6:30 pm on August 13, 2026, in the Commission Chambers of City Hall, 23718 W US Hwy 27, High Springs, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office at 386-454-1416, option 6, at least (7) days prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following table reflects the proposed fire services assessments schedule:

RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Dwelling Unit
Residential	$383.00
NON-RESIDENTIAL PROPERTY USE CATEGORIES	**Rate Per Square Foot (capped at 66,000 sq ft)**
Commercial	$0.36
Industrial/Warehouse	$0.11
Institutional	$0.24

The maximum Fire Services Assessments to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the maximum Fire Services Assessed Costs for future Fiscal Years, without additional notice, are hereby established as follows:

RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Dwelling Unit
Residential	$383.00
NON-RESIDENTIAL PROPERTY USE CATEGORIES	**Rate Per Square Foot (capped at 66,000 sq ft)**
Commercial	$0.36
Industrial/Warehouse	$0.11
Institutional	$0.24

Copies of the Fire Services Assessment Ordinance (Ordinance 2008-26), the 2025 Initial Assessment Resolution, the 2025 Final Assessment Resolution, the Preliminary Rate Resolution initiating the annual process of updating the Assessment Roll and reimposing the Fire Services Assessments, and the updated Assessment Roll for the upcoming fiscal year are available for inspection at the City Clerk's office, City Hall, located at 23718 W US HWY 27, High Springs, Florida.

The fire services non-ad valorem assessment will be collected on the annual property ad valorem tax bill that is mailed to you in November by the Alachua County Tax Collector, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments would cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the City at 386-454-7321, Monday through Thursday between 7:30 a.m. and 6:00 p.m.

CITY COMMISSION
CITY OF HIGH SPRINGS, FLORIDA

(Published: Alachua County Today - July 16, 2026)

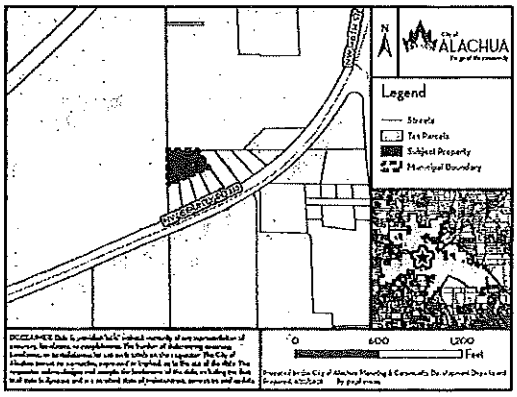
ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 27, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following proposed ordinance as titled:

ORDINANCE 26-13

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 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The ±1 acre subject property is generally located southwest of the intersection of Northwest County Road 235 and Northwest 140 Street (tax parcel(s) 03926-030-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 09, 2026 and July 16, 2026)

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

June 29, 2026

Board of County Commissioners
Alachua County, Florida
12 SE 1st Street
Gainesville, Florida 32601

RE: Notice of Proposed Voluntary Annexation as Required by Florida Statute 171.044(6)

Dear Alachua County Board of County Commissioners,

As required by Florida Statute 171.044(6), the City of Alachua is providing the Board of County Commissioners notice of a proposed voluntary annexation of a total of ±1 acre subject property generally located southwest of the intersection of Northwest County Road 236 and Northwest 140 Street (tax parcel 03926-030-000). The notice attached is to be published in the July 9, 2026, and July 16, 2026, editions of the Alachua County Today (newspaper of general circulation) with the first reading of the proposed ordinance to be held at the July 27, 2026, regularly scheduled City Commission meeting.

This letter and its incorporated attachments serve to fulfill the City of Alachua's requirement to notice the Board of County Commissioners of Alachua County, Florida no fewer than 10 days prior to the publishing of a public notice of the first hearing related to the proposed annexation as required by Florida Statute 171.044.

If you have any questions regarding the information above, please contact me at (386) 418-6125 or via email at je_perez@cityofalachua.org.

Sincerely,

Jean-Paul W. Perez
Principal Planner

Attachments: Notice of proposed annexation
Proposed Ordinance 26-13

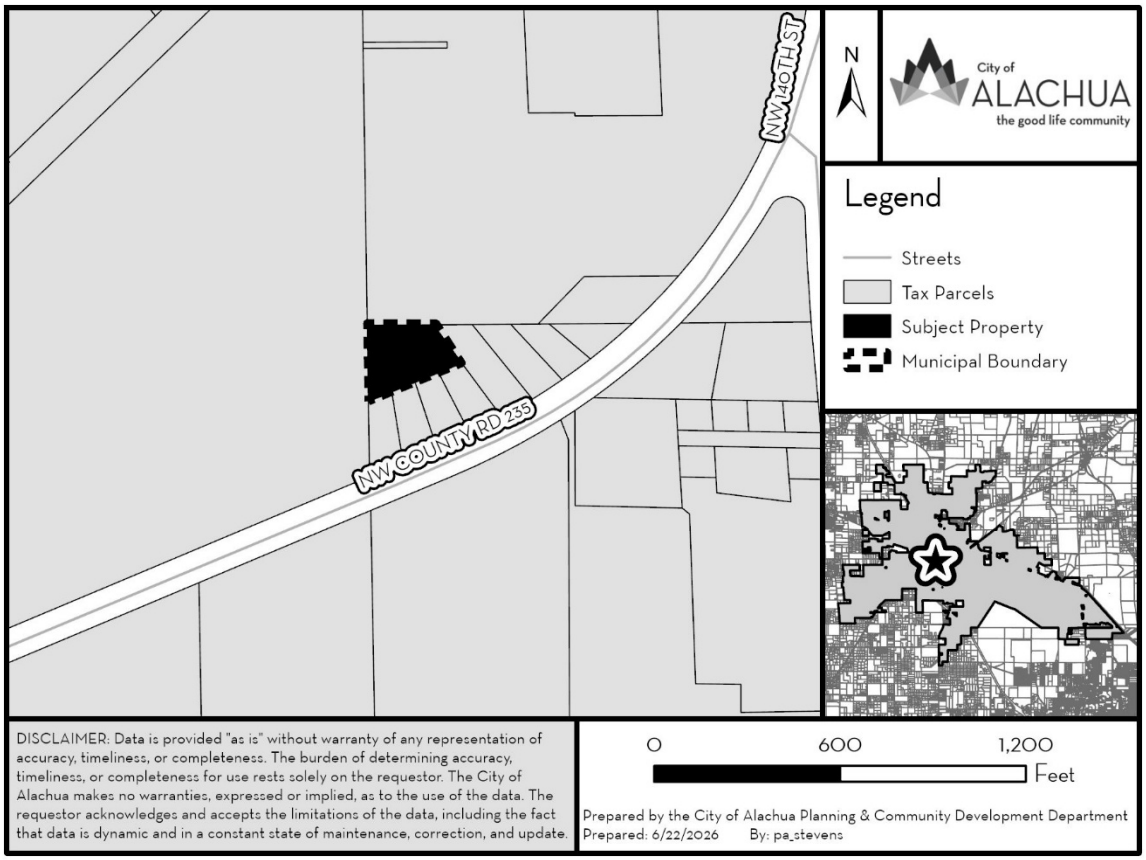
CC: Michelle L. Lieberman, County Manager, Alachua County, Florida
Project File

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 27, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following proposed ordinance as titled:

ORDINANCE 26-13

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 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The ±1 acre subject property is generally located southwest of the intersection of Northwest County Road 235 and Northwest 140 Street (tax parcel(s) 03926-030-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes,

that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

ORDINANCE 26-13

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 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua, a Florida municipal corporation, owner of the property to be annexed, has authorized the execution of a petition requesting that the City limits of the City of Alachua, Florida, be extended to include their land; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been published once each week for two consecutive weeks in the Alachua County Today newspaper, meeting the requirements of advertising in Florida Statute 171.044; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been delivered by certified mail to the Board of County Commissioners of Alachua County, Florida no fewer than 10 days prior to the publishing of the first required notice of annexation meeting the requirements of notice in Florida Statute 171.044; and,

WHEREAS, the City Commission of the City of Alachua, Florida finds that the real property is contiguous to the existing corporate limits of the City, and is reasonably compact, and does not create an enclave, and meets the requirements for voluntary annexation as established in Florida Statute 171.044;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Extending the Corporate Limits of the City of Alachua, Florida to Include Certain Lands Lying Contiguous to the Existing Corporate Limits of the City

A. Legal Description (Tax Parcel 03926-030-000).

The corporate limits of the City of Alachua, Florida are hereby amended to include lands described in the legal description attached to this ordinance and identified as “Exhibit A.”

B. Map.

A location map – including the amended municipal boundary of the City of Alachua, Florida – is hereby attached to this ordinance and identified as “Exhibit B.”

Section 2. Providing that All Existing Laws, Ordinances, Rules and Regulations Shall Apply

All laws, ordinances, rules and regulations of the City of Alachua, Florida of general application throughout the existing boundaries and corporate limits shall apply through the boundaries and corporate limits of said City as extended by this Ordinance.

Section 3. Official Zoning Atlas

Until the City of Alachua, Florida shall exercise its zoning power over the territories annexed, all of the current zoning regulations and maps heretofore adopted by the Board of County Commissioners of Alachua County, Florida shall continue in full force and effect throughout the territory annexed, and shall be enforced by the City of Alachua.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 27th day of July, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____ , 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

Scott Walker, City Attorney

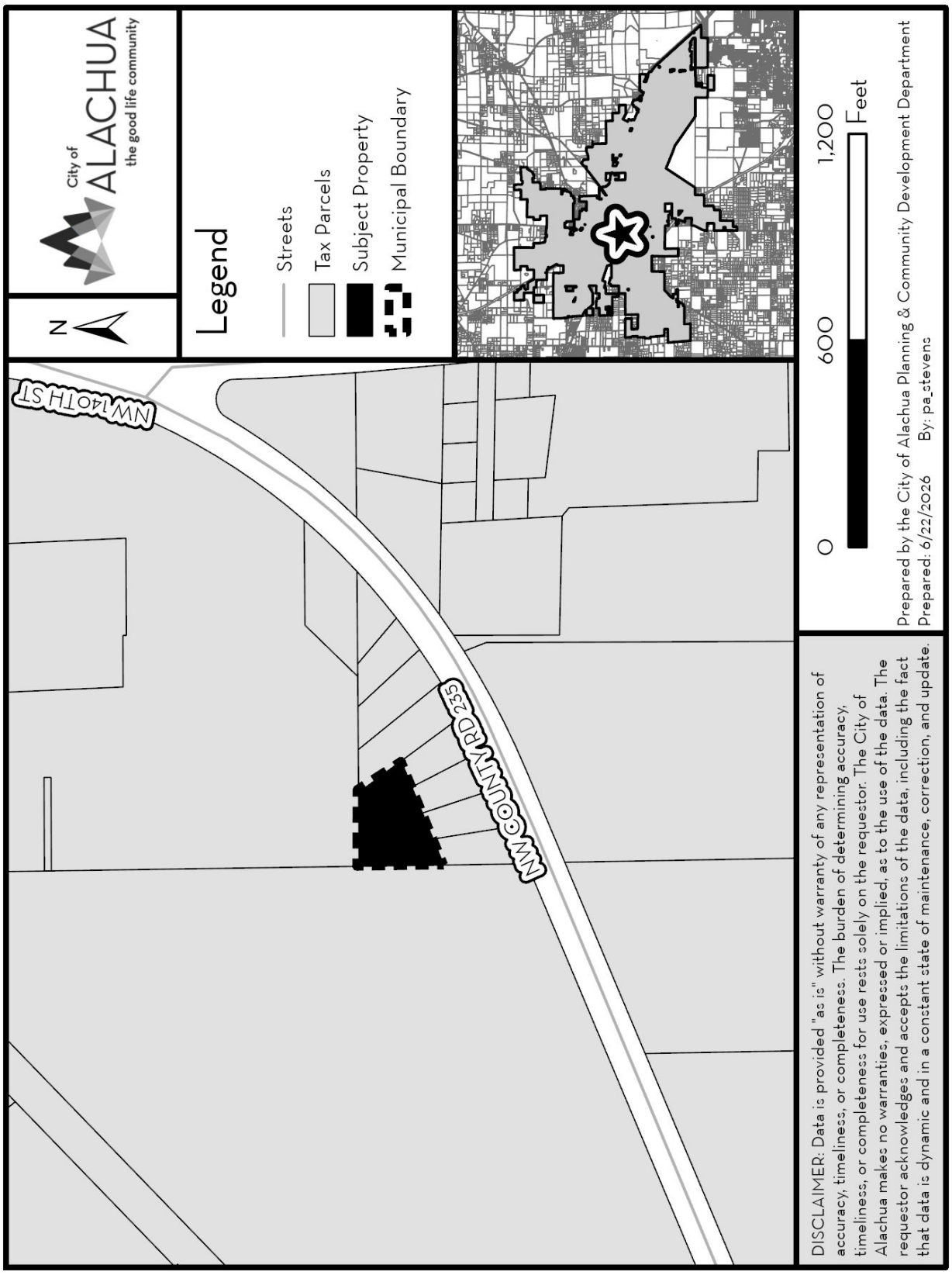
EXHIBIT A

Legal Description of Tax Parcel 03926-030-000;

A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGIN AT THE NORTHWEST CORNER OF LOT 8, OF THE PLAT OF COUNTRY OAKS, AS RECORDED IN PLAT BOOK I, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST% OF THE NORTHEAST% OF SAID SECTION 22, 250.02 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST% OF THE NORTHEAST% OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST% OF THE NORTHEAST% OF SAID SECTION 22, 185.12 FEET TO THE NORTHWEST CORNER OF LOT 4, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 32 DEGREES 09 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4, 148.37 FEET TO THE NORTHEAST CORNER OF LOT 5, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 64 DEGREES 51MINUTES18 SECONDS WEST ALONG THE NORTH LINE OF LOTS 5, 6, 7 AND 8 OF SAID PLAT OF COUNTY OAKS, 290.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.02 ACRES MORE OR LESS.

EXHIBIT B


City of ALACHUA
the good life community
N
Legend
Streets
Tax Parcels
Subject Property
Municipal Boundary
NW 140TH ST
NW COUNTY RD 235
0
600
1,200
Feet
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 6/22/2026 By: pa_stevens
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

City of Alachua
"The Good Life Community"
PO Box 9
Alachua, Florida 32616-0009

7018 3090 0000 6487 5974

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32615 $ 006.04⁰
02 7W
0008039369 JUN. 29. 2026

MAILED
JUN 29 2026

BOARD OF COUNTY COMMISSIONERS
ALACHUA COUNTY, FLORIDA
12 SE 1ST STREET
GAINESVILLE, FLORIDA 32601

CERTIFIED MAIL

City of Alachua
"The Good Life Community"
PO Box 9
Alachua, Florida 32616-0009

7018 3090 0000 6487 5981

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32615 $ 006.04⁰
02 7W
0008039369 JUN. 29. 2026

MICHELLE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FLORIDA 32601

ALERT: IMPACTS FROM THE WORLD SOCCER TOURNAMENT HELD IN MAJOR CITIES THROUGHOUT THE U.S. FROM JULY 15...

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

70183090000064875974

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Latest Update

Your item was delivered to the front desk, reception area, or mail room at 12:56 pm on July 9, 2026 in GAINESVILLE, FL 32601.

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USPS Tracking Plus®

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Delivered, Front Desk/Reception/Mail Room
GAINESVILLE, FL 32601
July 9, 2026 12:56 PM

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates ⌄

USPS Tracking Plus® ⌄

Product Information ⌄

Feedback

See Less ^

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Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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Delivered, Front Desk/Reception/Mail Room
GAINESVILLE, FL 32601
July 9, 2026 12:56 PM

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USPS Tracking Plus® ⌄

Product Information ⌄

Feedback

See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

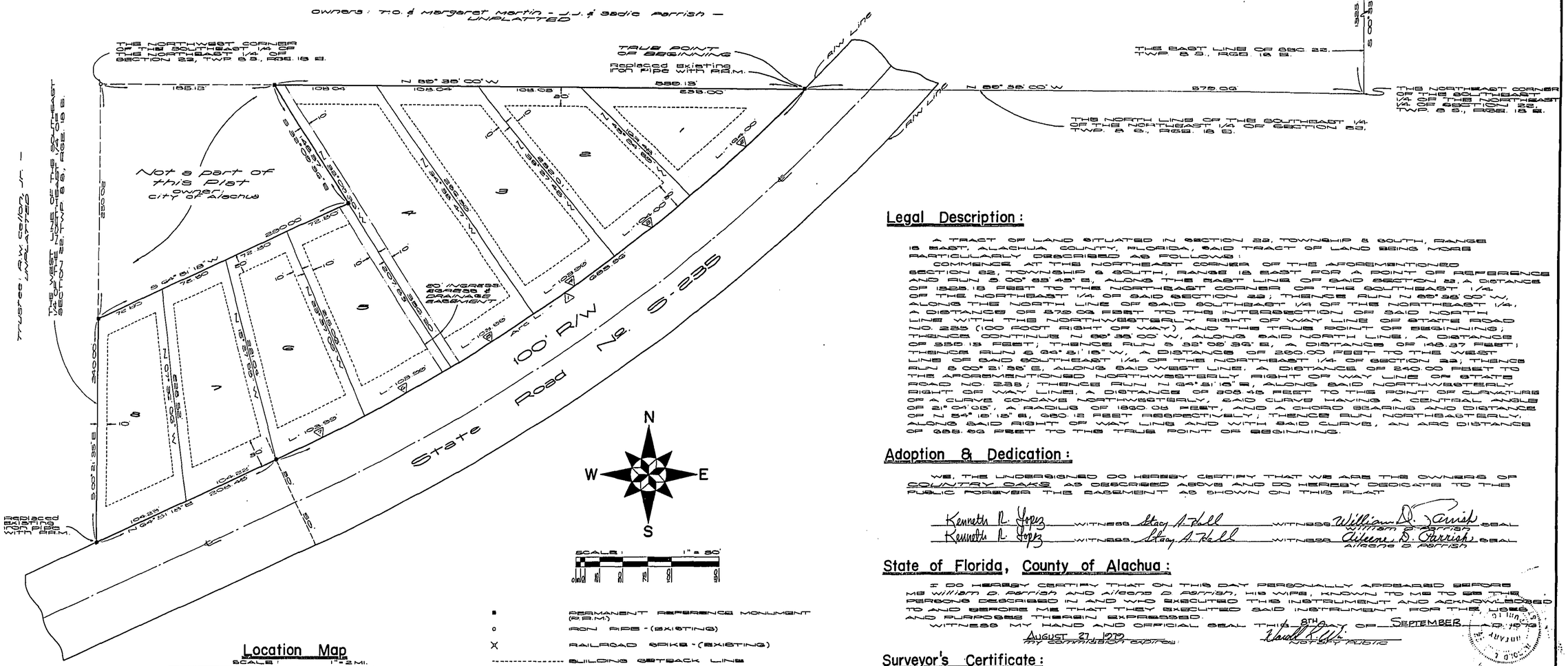
FAQs

Plat Book I Page 91

COUNTRY OAKS

Situated in Section 22, Township 8 South, Range 18 East

Alachua County, Florida.



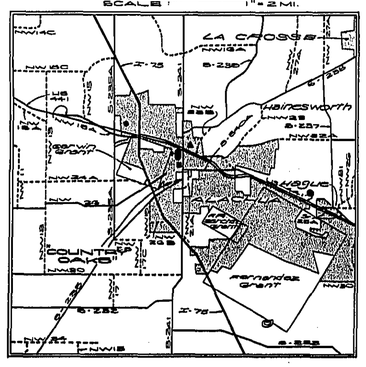
- ■ PERMANENT REFERENCE MONUMENT (P.R.M.)
- ○ IRON PIPE - (EXISTING)
- X RAILROAD SPIKE - (EXISTING)
- BUILDING SETBACK LINE
- DRAINAGE & INGRESS - EGRESS EASEMENT LINE

FIELD CLOSURE: 1/15,449.99'

NOTE: NO FENCES OR SHRUBBERY SHALL BE PLACED IN EASEMENT AS SHOWN.

Location Map

SCALE: 1" = 2 MI.



LEGEND FOR LOCATION MAP

- ▲ Alachua elementary school
- ● Santa Fe High School
- ■ Baptist Church
- ▪ City Park Area
- ● Grocery Store & Shopping Area
- ● General Electric Co.

Curve Data

No.	Central angle	Radius	Length	Tangent	Chord bearing & distance
1	21°04'05"	1860.08	683.80	345.80	N 84° 16' 15" E, 680.12'
2	05°05'09"	1860.08	184.00	92.06	N 44° 15' 45" E, 183.85'
3	05°12'16"	1860.08	184.00	92.01	N 50° 20' 26" E, 183.86'
4	05°12'11"	1860.08	183.85	92.01	N 55° 32' 35" E, 183.87'
5	05°12'11"	1860.08	183.85	92.01	N 50° 20' 01" E, 183.87'
6	05°12'11"	1860.08	183.85	92.01	N 60° 05' 01" E, 183.87'
7	05°12'11"	1860.08	183.85	92.01	N 65° 15' 12" E, 183.87'

Legal Description:

A TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 00° 03' 43" E, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 135.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE RUN N 88° 38' 00" W, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 575.09 FEET TO THE NORTHEAST CORNER OF THE WEST 556.13 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 00° 21' 55" E, ALONG THE EAST LINE OF THE WEST 556.13 FEET, A DISTANCE OF 240.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 235 (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S 00° 21' 55" E, ALONG SAID EAST LINE, A DISTANCE OF 135.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE RUN S 00° 21' 55" E, ALONG SAID EAST LINE, A DISTANCE OF 240.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 235; THENCE RUN N 54° 16' 15" W, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.25 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; SAID CURVE HAVING A CENTRAL ANGLE OF 21° 04' 05", A RADIUS OF 1860.08 FEET, AND A CHORD BEARING AND DISTANCE OF N 54° 16' 15" E, 680.12 FEET RESPECTIVELY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 683.80 FEET TO THE TRUE POINT OF BEGINNING.

Adoption & Dedication:

WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF COUNTRY OAKS AS DESCRIBED ABOVE AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE EASEMENT AS SHOWN ON THIS PLAT

Kenneth R. Lopez WITNESS Stacy A. Hall WITNESS William D. Parrish SEAL
Kenneth R. Lopez WITNESS Stacy A. Hall WITNESS Aileene D. Parrish SEAL

State of Florida, County of Alachua:

I DO HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME WILLIAM D. PARRISH AND AILEENE D. PARRISH, HIS WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF SEPTEMBER A.D. 1978

AUGUST 27, 1979 MY COMMISSION EXPIRES

Notary Public

Surveyor's Certificate:

I DO HEREBY CERTIFY THAT THIS IS A CORRECT AND TRUE REPRESENTATION OF THE ABOVE DESCRIBED LANDS AND SUBDIVISION THEREOF AND THAT PERMANENT REFERENCE MARKERS HAVE BEEN SET AND THAT THE SAID LANDS HAVE BEEN SURVEYED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 71-338 OF THE LAWS OF THE STATE OF FLORIDA.

ON THIS 8TH DAY OF SEPTEMBER A.D. 1978 BY: William D. Parrish SURVEYOR
REG. FLORIDA CERT NO 1772

Certificate of Approval by City of Alachua:

APPROVED Nov 9 A.D. 1978 BY: Horace N. Rhew CITY ENGINEER

APPROVED AS TO WORDING OF CERTIFICATION AND DEDICATION.
November 23rd A.D. 1978 CITY ATTORNEY

APPROVED AS TO CONFORMING TO THE LAWS OF THE STATE OF FLORIDA AND THE ZONING AND SUBDIVISION ORDINANCES OF THE CITY OF ALACHUA AND AS TO ADAPTABILITY TO CITY PLANS.
November 24th A.D. 1978 Leo D. Stevens CITY MANAGER

THIS IS TO CERTIFY THAT THE PLAT WAS ACCEPTED BY THE CITY COMMISSION OF THE CITY OF ALACHUA ON THIS 24th DAY OF November A.D. 1978
Martha D. Alday MAYOR - COMMISSIONER

FILED FOR RECORD Dec 29th DAY OF November A.D. 1978
A. Curtis Kinsey CLERK _____ DEPUTY CLERK

Select Year: 2025 Go

The 2025 Florida Statutes

Title XII
MUNICIPALITIES

Chapter 171
LOCAL GOVERNMENT BOUNDARIES

View Entire Chapter

171.044 Voluntary annexation.—

(1) The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

(2) Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk.

(3) An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within 7 days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.

(4) The method of annexation provided by this section shall be supplemental to any other procedure provided by general or special law, except that this section shall not apply to municipalities in counties with charters which provide for an exclusive method of municipal annexation.

(5) Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.

(6) Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located. The notice provision provided in this subsection may be the basis for a cause of action invalidating the annexation.

History.—s. 1, ch. 74-190; ss. 4, 5, ch. 75-297; s. 3, ch. 76-176; s. 2, ch. 86-113; s. 1, ch. 90-171; s. 16, ch. 90-279; s. 16, ch. 98-176; s. 3, ch. 2006-218.

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JEAN-PAUL W. PEREZ

Principal Planner
Planning and Community Development Department

Jean-Paul W. Perez is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, conducts technical review of development permit petitions of various scales and complexities, coordinates the development review process across multiple departments, governmental agencies, and professional consultants, and assists members of the public. Jean-Paul holds a bachelor of urban and regional planning from Florida Atlantic University.

EDUCATION

Florida Atlantic University (FAU)
College of Science
Bachelor of Urban and Regional Planning (BURP)
Graduated: August 2013

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | June 2026 – Present
15100 NW 142nd Ter, Alachua, Fl 32615 | 352-384-2444
City of Newberry, Florida | Principal Planner | April 2022 – May 2026
25493 NW 1 Ave, Newberry, Fl 32669 | 352-472-2161
Broward County, Florida | Senior Planner | November 2017 – March 2022
1 N University Blvd, Plantation, FL 33324 | 954-357-8361
City of Hollywood, Florida | Planning Administrator | March 2015 – October 2017
2600 Hollywood Blvd, Hollywood, FL 33020 | 954-967-4636
City of Boca Raton, Florida | Land Development Coordinator | March 2014 – February 2015
201 W Palmetto Park Rd, Boca Raton, FL 33432 | 561-393-7700
Town of Jupiter, Florida | Building Support Specialist II | July 2013 – February 2014
210 Military Trail, Jupiter, FL 33458 | 561-746-5134

CERTIFICATES AND OTHER SKILLS

Skills & Proficiencies
Project Management | Proficient
Technical Writing & Analysis | Proficient
Public Speaking | Proficient
ArcGIS Pro | Competent
Certifications & Professional Organizations
Crime Prevention Through Environmental Design | Certified Practitioner | December 2012
Certificate in Geographical Information Systems (FAU) | Certificate Recipient | August 2013
Stormwater, Erosion, and Sedimentation Control Inspector (FDEP) | FSESCI Qualified Inspector

Commission Agenda Item

MEETING DATE: July 27, 2026

SUBJECT: Resolution 26-08 Establishing 6.2500 as the Proposed Millage Rate for Fiscal Year 2026-2027 which is 5.42% more than the Rolled-Back Rate of 5.9286; Setting September 14, 2026, as the date for the first Public Hearing.

PREPARED BY: Tyler Williams

RECOMMENDED ACTION:
Adopt Resolution 26-08

Summary

Section 200.065, Florida Statutes requires all taxing authorities to advise the Property Appraiser of the proposed millage rate, computed rolled-back millage rate, and, of the time, date, and place at which a public hearing will be held to consider the proposed millage rate and the tentative budget.

Florida Statutes state that no taxing authority within the county may hold a millage rate hearing on the same day as a school district or County Commission hearing date. The Alachua County Public Schools Board is holding its budget hearings on July 30 and September 15, 2026. The Alachua County Board of County Commissioners is holding its budget hearings on September 8 and September 22, 2026. Therefore, the City of Alachua will hold its public hearings on September 14 and September 28, 2026, at 6:00 p.m. in the James A. Lewis Commission Chambers, at the Alachua City Hall.

The City Commission millage rate options are:
A) set millage rate at or below the majority vote maximum rate of 5.9286 - this applies to both the proposed and rolled-back millage rates;
B) set millage rate at a rate greater than 5.9286 but no more than 6.5215 - would require a two-thirds (2/3) vote at the September public hearings; or,
C) set millage rate at a rate greater than 6.5215 - would require a unanimous vote at the September public hearings.

The City Manager's Fiscal Year 2026-2027 Tentative Budget is being developed based on a proposed General Fund millage rate of 6.2500 mills. The General Fund rolled-back millage rate is 5.9286 mills. The rolled-back rate is the rate that would generate the same prior year ad valorem tax revenues exclusive of new construction, additions to structures, deletions, increases in the value of improvements, and annexations. The proposed millage rate is 5.42%

more than the rolled-back millage rate. The final details of the budget and the City's millage rate will be discussed and reviewed at budget workshops to be held in the upcoming months.

This action, in and of itself, does not set the final millage. A proposed millage tonight should be viewed as simply setting a ceiling, since any upward adjustment to the millage rate in September would require a new Truth in Millage (TRIM) notice to be mailed to all residents. This cost would be the responsibility of the City.

By adopting the proposed resolution, the City Commission authorizes and directs the City Manager to provide a copy of the resolution to the Alachua County Property Appraiser for use in preparing the Notice of Proposed Property taxes, as required by Section 200.069, Florida Statutes and to execute, as the Administrating Official, any Department of Revenue forms necessary to complete its certification.

FINANCIAL IMPACT

Approximately $10,297,116 in Ad Valorem receipts

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Resolution 26-08

RESOLUTION 26-08

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; ESTABLISHING 6.2500 AS THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2026-2027 WHICH IS 5.42% MORE THAN THE ROLLED-BACK RATE OF 5.9286; SETTING SEPTEMBER 14, 2026, AS THE DATE FOR THE FIRST PUBLIC HEARING; AUTHORIZING AND DIRECTING THE CITY MANAGER TO TRANSMIT THIS INFORMATION TO THE ALACHUA COUNTY PROPERTY APPRAISER ON THE DEPARTMENT OF REVENUE (DOR) 420 FORMS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Alachua County Property Appraiser electronically certified the preliminary 2026 taxable values for General City purposes on July 1, 2026; and,

WHEREAS, Section 200.065(2)(b), Florida Statutes, requires the City Commission to advise the Property Appraiser of its rolled-back millage rate, its proposed millage rate, and of the time, date and place at which a public hearing will be held to consider the tentative millage rates and the tentative budget;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

SECTION 1. The rolled-back rate for General City purposes, as computed pursuant to Section 200.065(1), Florida Statutes, is 5.9286 mills.

SECTION 2. The proposed millage rate necessary to fund the General City budget for the Fiscal Year 2026-2027 is 6.2500 mills for the General Fund.

SECTION 3. The proposed millage rate necessary to fund the General City budget for the Fiscal Year 2026-2027 is 5.42% more than the rolled-back rate.

SECTION 4. A public hearing will be held to consider the proposed millage rate and the tentative budget for the City of Alachua on September 14, 2026, at 6:00 p.m. in the James A. Lewis Commission Chambers, at the Alachua City Hall located at 15100 N. W. 142nd Terrace, Alachua, FL 32615.

SECTION 5. The City Manager is hereby authorized and directed to provide a copy of this resolution to the Alachua County Property Appraiser for use in preparing the Notice of Proposed Property Taxes, as required by Section 200.069, Florida Statutes and to execute, as the Chief Administrative Officer, any Department of Revenue forms necessary to complete this certification.

SECTION 6. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 27th day of July, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor

SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: July 27, 2026
SUBJECT: Resolution 26-09 TK Basin Preliminary Rate Resolution
PREPARED BY: Tyler Williams
RECOMMENDED ACTION:
Adopt Resolution 26-09.

Summary

The City Commission adopted Resolution 10-25 on Sept. 13, 2010, which served as the final proceeding for the imposition of the TK Basin Maintenance Assessment Area. Resolution 10-25 created the TK Basin Maintenance Assessment Area, ratified and confirmed the Initial Assessment Resolution (Resolution 10-20), approved the Maintenance Assessment Roll, imposed the Maintenance Assessments, provided for the method of collection, served as the final adjudication and directed the recording of the Resolution in the Official Records Book in the office of the Alachua County Clerk of Courts.

As required by City of Alachua Code of Ordinances Section 2-723 (meets the requirements provided under the Uniform Assessment Collection Act - F.S.S. 197.3632), the City must annually adopt a Preliminary Rate Resolution for each fiscal year. Resolution 26-09 serves as the Preliminary Rate Resolution for the TK Basin Maintenance Assessment for Fiscal Year 2026-2027.

The total assessment is estimated at $10,000.00 for Fiscal Year 2026-2027. This amount is the same as the total assessment for the current fiscal year. Assessment costs include the actual maintenance expenses of the basin as well as costs incurred to administer the special assessment program annually.

The City has retained the legal services of Nabors, Giblin and Nickerson, a firm specializing in special assessment creation and implementation, to draft Resolution 26-09 and assist in the reimposition process. The legal expenses related to the reimposition are included in the total assessments collected.

The City Commission also approved an automatically renewing agreement with the Alachua County Tax Collector on Aug. 17, 2010 to reimburse the Tax Collector for necessary administrative and actual costs incurred to collect the assessment on the ad valorem tax bill. The reimbursement cost is 2% of the total assessment and is included in the total assessments

to be collected.

Following the adoption of Resolution 26-09, the City Commission will consider the adoption of the Annual Rate Resolution, scheduled for the September 14, 2026, City Commission meeting, which will be the final proceeding to approve the assessment and direct that it be placed on the November 2026 tax bill.

FINANCIAL IMPACT

$10,000

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Resolution 26-09

RESOLUTION 26-09

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE MAINTENANCE OF THE TK STORMWATER BASIN; PROVIDING CERTAIN RECITALS, AUTHORITY, DEFINITIONS AND INTERPRETATION, AND LEGISLATIVE FINDINGS; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED MAINTENANCE ASSESSMENTS AND THE METHOD OF THEIR COLLECTION; DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; DETERMINING THE ESTIMATED MAINTENANCE COST OF THE TK BASIN; ESTABLISHING THE METHOD OF ASSESSING THE MAINTENANCE COSTS; ESTABLISHING OTHER TERMS AND CONDITIONS OF THE ASSESSMENTS; DIRECTING THE ASSESSMENT COORDINATOR TO PREPARE A TENTATIVE MAINTENANCE ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; PROVIDING FOR CONFLICTS, SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission (the "Commission") of the City of Alachua, Florida (the "City") adopted the Master Capital Project and Service Assessment Ordinance, Ordinance No. 10-13, as subsequently codified in Chapter 2, Article IV, Division 2 of the City of Alachua Code of Ordinances, to provide for the imposition of special assessments to fund the construction of Capital Projects and the provision of Related Services to benefit property within Assessment Areas; and

WHEREAS, pursuant to the Ordinance, the Commission created and imposed special assessments within the TK Basin Assessment Area on September 13, 2010, with the adoption of the Initial Assessment Resolution (Resolution No. 10-20) and the Final Assessment Resolution (Resolution No. 10-25); and

WHEREAS, pursuant to provision of the Ordinance, the Commission is required to adopt a Preliminary Assessment Resolution for each fiscal year to initiate the annual implementation of the special assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

SECTION 2. AUTHORITY. This resolution is adopted pursuant to the provisions of the Master Capital Project and Service Assessment Ordinance, Ordinance No. 10-13, as codified in Chapter 2, Article IV, Division 2 of the City of Alachua Code of Ordinances (the "Ordinance"); the Initial Assessment Resolution (Resolution No. 10-20); the Final Assessment Resolution (Resolution No. 10-25); sections 166.021 and 166.041, Florida Statutes; Article VIII, Section 2, Florida Constitution; the City of Alachua Charter; and other applicable provisions of law.

SECTION 3. DEFINITIONS AND INTERPRETATION.

(A) This resolution initiates the annual process for updating the Maintenance Assessment Roll and directing the reimposition of special assessments within the TK Basin Assessment Area for the Fiscal Year beginning October 1, 2026 (hereinafter the "Preliminary Rate Resolution").

(B) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the Initial Assessment Resolution, and the Final Assessment Resolution.

(C) Unless the context indicates otherwise, words imparting the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

SECTION 4. FINDINGS. The legislative determinations embodied in the Ordinance, the Initial Assessment Resolution, and the Final Assessment Resolution are affirmed and incorporated herein by reference.

SECTION 5. PUBLIC HEARING. A public hearing will be conducted by the City Commission at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 14, 2026, in the James A. Lewis Commission Chambers, at the City of Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, to consider (A) reimposition of the Maintenance Assessments, and (B) collection of the Maintenance Assessments pursuant to the Uniform Assessment Collection Act.

SECTION 6. NOTICE BY MAIL.

(A) If required, upon completion of the tentative Maintenance Assessment Roll, the Assessment Coordinator shall, at the time and in the manner specified in the Ordinance, provide first class mailed notice of the public hearing authorized by Section 5 hereof to each real property owner proposed to be assessed at the address indicated on the Tax Roll. Such notice shall be in substantially the form attached hereto as Appendix A and provided no later than August 24, 2026.

(B) For Tax Parcels with exempt "home addresses" pursuant to Section 119.071(4), Florida Statutes, the Assessment Coordinator shall work with the Property Appraiser and/or Tax Collector for provision of notice.

SECTION 7. NOTICE BY PUBLICATION. Upon completion of the tentative Maintenance Assessment Roll, the Assessment Coordinator shall publish a notice of the public hearing authorized by Section 5 hereof in the manner and the time provided in the Ordinance. Such notice shall be in substantially the form attached hereto as Appendix B and provided no later than August 24, 2026.

SECTION 8. ANNUAL MAINTENANCE ASSESSMENTS.

(A) The estimated Maintenance Cost for the TK Basin Assessment Area is $10,000.00 for the Fiscal Year commencing October 1, 2026. The Maintenance Cost will be funded through the imposition of the Maintenance Assessments against property located in the TK Basin Assessment Area based on the Tax Parcel's proportionate amount of Land Area as it relates to all Tax Parcel's within the TK Basin Assessment Area, as set forth in the preliminary assessment roll attached hereto as Appendix C and incorporated herein.

(B) The Tax Parcels included in the updated Maintenance Assessment Roll are hereby found to be specially benefited by the maintenance of the TK Basin Assessment Area in the amount of the estimated annual Maintenance Assessment set forth in the Maintenance Assessment Roll.

(C) The Maintenance Assessments shall be imposed against all property located within the TK Basin Assessment Area for each Fiscal Year and shall be computed in accordance with this Preliminary Rate Resolution. When imposed, the Maintenance Assessments for each Fiscal Year shall constitute a lien upon the Tax Parcels located in TK Basin Assessment Area pursuant to the Ordinance.

SECTION 9. COMPUTATION OF MAINTENANCE ASSESSMENTS. The annual Maintenance Assessments shall be computed for each Tax Parcel located in TK Basin Assessment Area in the manner set forth in Section 4.03 of the Initial Assessment Resolution, which is hereby affirmed and incorporated herein by reference.

SECTION 10. UPDATED MAINTENANCE ASSESSMENT ROLL. The Assessment Coordinator is hereby directed to prepare the updated Maintenance Assessment Roll in the manner provided in the Ordinance. The Assessment Coordinator shall apportion the Maintenance Cost among the parcels of real property within TK Basin Assessment Area as reflected on the

Tax Roll in conformity with this Preliminary Rate Resolution. The estimate of Maintenance Cost and the updated Maintenance Assessment Roll shall be maintained on file in the office of the City Manager and be open to public inspection.

SECTION 11. METHOD OF COLLECTION. The Maintenance Assessments shall be collected pursuant to the Uniform Assessment Collection Act.

SECTION 12. SEVERABILITY. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 13. CONFLICTS. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 14. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 27th day of July, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor

ATTEST:

_____
Rodolfo Valladares, City Manager

APPROVED AS TO FORM:

_____
Scott Walker, City Attorney

APPENDIX A

FORM OF MAILED NOTICE

CITY OF ALACHUA, FLORIDA
15100 NW 142nd TERRACE
Alachua, Florida 32615
(386) 418-6100

August 24, 2026

[Property Owner Name]
[Street Address]
[City, State and zip]

Re: Parcel Number [Insert Number]
TK Basin Maintenance Assessment Area

Dear Property Owner:

The City Commission of the City of Alachua, Florida (the "City") created the TK Basin Maintenance Assessment Area (the "Maintenance Assessment Area") to impose special assessments to fund the maintenance and operating costs of the TK basin stormwater local improvements within the Maintenance Assessment Area. The City will conduct a public hearing to consider reimposition of maintenance special assessments in the TK Basin Maintenance Assessment Area to continue funding the maintenance and operating costs of the TK stormwater basin within the Maintenance Assessment Area. The assessment for each parcel of real property is based on each parcel's percentage of the total land acreage within the Maintenance Assessment Area. A more specific description of the maintenance costs and the method of computing the maintenance assessment for each parcel of real property are set forth in the Initial Assessment Resolution (Resolution No. 10-20). Copies of the Master Capital Project and Service Assessment Ordinance (Ordinance No. 10-13), the Initial Assessment Resolution, the Final Assessment Resolution (Resolution No. 10-25), the Preliminary Rate Resolution (Resolution No. 26-09), and the updated Assessment Roll are available for inspection at the Deputy Clerk's Office, located at 15100 NW 142nd Terrace, Alachua, Florida. Information regarding the assessment for your specific real property is attached to this letter.

The City intends to continue collection of the maintenance assessments on your ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. Failure to pay your assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. The total maintenance assessment revenue to be collected in the Maintenance Assessment Area is estimated to be $10,000.00 for the Fiscal Year commencing on October 1, 2026. Information regarding the proposed assessment for the above tax parcel is attached to this letter.

The City will hold a public hearing at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 14, 2026, in the James A. Lewis Commission Chambers, at the Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, for the purpose of receiving comments on the reimposition of assessments in the Maintenance Assessment Area and their collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the Clerk any time prior to the public hearing.

If you decide to appeal any decision made by the City with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the Deputy City Clerk's office at (386) 418-6103, at least two (2) business days prior to the date of the hearing. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission's action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Questions regarding your assessment and the process for collection may be directed to the Clerk's office at (386) 418-6103.

ALACHUA, FLORIDA

*** * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * * * ***

TK Basin Maintenance Assessment Area

[Property Owner Name]
Parcel Number [Insert Number]

Parcel Size [insert acreage]

Portion of Land Area allocable to Parcel [insert percentage]

The total annual Maintenance Assessment for the above parcel for Fiscal Year 2026-2027 is $_____.
The maximum annual Maintenance Assessment that can be imposed without further notice for future fiscal years is $_____ for the above parcel.

_____

*** * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * ***

APPENDIX B

FORM OF PUBLISHED NOTICE

TO BE PUBLISHED NO LATER THAN AUGUST 24, 2026

NOTICE OF HEARING TO REIMPOSE AND PROVIDE FOR COLLECTION OF MAINTENANCE ASSESSMENTS IN THE TK BASIN MAINTENANCE ASSESSMENT AREA

Notice is hereby given that the City Commission of the City of Alachua, Florida will conduct a public hearing to consider reimposition of maintenance special assessments in the TK Basin Maintenance Assessment Area, as shown above, to continue funding the maintenance and operating costs of the TK stormwater basin within the Maintenance Assessment Area. The hearing will be held at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 14, 2026, in the James A. Lewis Commission Chambers, at the Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, for the purpose of receiving public comment on the reimposition and collection of the maintenance assessments on the ad valorem tax bill. All affected real property owners have a right to appear at the hearing and to file written objections with the Deputy City Clerk any time prior to the public hearing. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Deputy City Clerk's office at (386) 418-6103, at least two (2) business days prior to the date of the hearing.

The assessment for each parcel of real property is based each parcel's percentage of the total land acreage within the TK watershed. A more specific description of the maintenance costs and the method of computing the assessment for each parcel of real property are set forth in the Initial Assessment Resolution (Resolution No. 10-20). Copies of the Master Capital Project and Service Assessment Ordinance (Ordinance No. 10-13), the Initial Assessment Resolution, the Final Assessment Resolution (Resolution No. 10-25), the Preliminary Rate Resolution (Resolution No. 26-09), and the updated Maintenance Assessment Roll are available for inspection at the office of the Deputy City Clerk, located at City Hall, 15100 NW 142nd Terrace, Alachua, Florida.

The City intends to continue collection of the maintenance assessments on your ad valorem tax bill to be mailed in November 2026, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission's action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

If you have any questions, please contact the Deputy City Clerk at (386) 418-6103, Monday through Thursday between 7:30 a.m. and 6:00 p.m.

ALACHUA, FLORIDA

APPENDIX C

PRELIMINARY ASSESSMENT ROLL

PRELIMINARY ASSESSMENT ROLL

Parcel No.	Amount
03869-010-000	$5.73
03869-007-000	$272.00
03869-009-000	$765.87
03869-007-001	$1,637.68
03869-014-000	$76.59
03863-000-000	$1,086.48
03066-000-000	$2,522.37
03863-002-000	$1,027.57
03869-006-000	$162.48
03869-008-000	$444.49
03868-000-000	$1,261.18
03868-001-001	$74.28
03868-001-002	$64.75
03868-001-003	$72.66
03868-001-004	$81.11
03868-001-005	$72.67
03868-001-006	$72.71
03868-001-007	$75.73
03868-001-008	$91.58
03863-020-046	$22.31
03863-020-047	$23.17
03863-020-048	$27.08
03863-020-049	$26.66
03863-020-050	$32.85
TOTAL	$10,000.00

Commission Agenda Item

MEETING DATE: July 27, 2026
SUBJECT: Extending Interlocal Agreement with CareerSource
PREPARED BY: David Wisener
RECOMMENDED ACTION:
Authorize the Mayor and City Manager to sign and execute the interlocal agreement with CareerSource North Central Florida.

Summary

CareerSource North Central Florida and the City of Alachua have had an interlocal agreement in effect since 2025 for CareerSource to provide a satellite office in the community temporarily located at the Swick House until the completion of the new Cleather Hathcock Sr. Resource Center. The interlocal agreement for use of the Swick House expires July 30, 2026, so this new agreement extends usage of the Swick House through the end of July 2027. CareerSource has noted that this satellite office has been very beneficial, and there is a desire to continue this partnership.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Interlocal agreement CareerSource NCFL 2026-_6.18.26_

INTERLOCAL AGREEMENT BETWEEN THE CITY OF ALACHUA AND CAREERSOURCE NORTH CENTRAL FLORIDA REGARDING CAREERSOURCE SERVICES IN ALACHUA

This interlocal agreement hereinafter referred to as "Agreement" is entered into on July ___, 2026 between CareerSource North Central Florida, a local government agency created pursuant to Florida Statutes §163.01, hereinafter referred to as "CareerSource" and the City of Alachua, a municipality located in Alachua County, Florida, hereinafter referred to as "City". City and CareerSource may jointly be referred to as the "Parties" or singularly as a "Party".

RECITALS

WHEREAS, the City and CareerSource are authorized by §163.01 Florida Statutes, to enter into interlocal agreements to cooperatively and efficiently use their powers to provide public services advancing the general welfare of the citizens within their jurisdictions; and

WHEREAS, the City is a vibrant, growing, economically and culturally diverse community located in Alachua County, Florida; and

WHEREAS, the City Commission adopted the Fiscal Year 2026 Strategic Plan, which includes as a priority, Strategic Initiative 1.3: Develop and implement a strategy to enhance, cultivate and maintain relationships in all sectors of the local economy; and

WHEREAS, CareerSource was created pursuant to Florida Statutes §163.01 to implement workforce and economic development services; and

WHEREAS, both the City and CareerSource wish to enable CareerSource services to be provided in-person within the City; and

WHEREAS, both the City and CareerSource deem providing these services in the City expands the availability of economic and workforce development services to the public and in furtherance of the public health, safety, and welfare to enter into this Agreement;

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties hereto do mutually agree as follows:

1. **Recitals**. The above recitals are true and correct and are incorporated as material terms into this Agreement as though fully set forth below.

2. **Effective Date**. This Agreement is effective on the date the last party executes it.

3. **City Responsibilities**. The City shall have the following responsibilities:

    a) Providing space within the Swick House for the non-exclusive use of CareerSource for the duration of this agreement; and
    b) Maintaining the facility and keeping the major building systems (e.g. HVAC) in good repair; and
    c) Maintaining insurance on the facility for protecting City interests.

4. **CareerSource Responsibilities**. CareerSource shall have the following responsibilities:

    a. Providing its services in the City at the Swick House; and

b. Staffing the location at the Swick House for use of CareerSource at a level commensurate with the demand for those services, which may vary from time to time by mutual consent of the Parties.

5. **Notice**. Except as otherwise provided in this Agreement any notice of termination from either Party to the other Party must be in writing and sent via electronic mail (e-mail), or by certified mail, return receipt requested, or by hand delivery with receipt. For purposes of all notices, representatives of both Parties are:

CareerSource: Phyllis Marty
Chief Executive Officer
1112 North Main Street
Gainesville, FL 32601

City: Rodolfo Valladares
City Manager, City of Alachua
P.O. Box 9
Alachua, FL 32616

6. **Liability**. Each Party shall be solely responsible for the negligent or wrongful acts of its employees and agents. Nothing contained in this Agreement shall constitute a waiver by either Party of its sovereign immunity by any Party to which sovereign immunity may be applicable. Nothing in this Agreement shall be construed as consent to either Party being sued by a Third Party. Both Parties to this Agreement are state agencies or subdivisions as defined under §768.28 Florida Statutes, and agree to be responsible for acts and omissions of their agents or employees to the extent permitted by law without waiving insurance coverage for any such limited liability.

7. **Insurance**.

a) CareerSource represents that it is self-funded for liability insurance in accordance with §768.28 Florida Statutes. CareerSource hereby assumes responsibility for any and all liability, claims, or damages imposed up to the monetary limits provided in §768.28 Florida Statutes, arising out of or in connection with the negligent acts, omissions, or misconduct of CareerSource and its agents or employees relating to the responsibilities of CareerSource and the services to be provided by CareerSource under this Agreement.
b) The City hereby assumes responsibility for any and all liability, claims, or damages up to the monetary limits provided in §768.28 Florida Statutes, arising out of or in connection with the negligent acts, omissions, or misconduct of the City and its agents or employees relating to the responsibilities of the City and this Agreement through insurance maintained by the City.
c) Each Party agrees to provide the other with copies of the certificates of insurance or self-insurance for all coverages in effect throughout the term of this Agreement and will provide the other Party with thirty (30) days written notice of any cancellation or amendment to the insurance coverage.

8. **Employee Status**. Performance and functions by an employee of either Party pursuant to this Agreement shall not be deemed to make said Party's employee an employee of the other Party nor shall they have any claim to pension, Workers' Compensation, civil service, salary, or other employee rights or privileges granted by the other Party to its employees.

9. **Term and Termination**. This Agreement is effective on the date the last party executes it and shall remain in effect until July 31, 2027 or until terminated upon ninety (90) days written notice via electronic mail (e-mail) by one Party to the other. In the event of notice of termination, both Parties agree to establish a suitable transition plan facilitating an orderly wind down of CareerSource services provided at the Swick House.

10. **Laws and Regulations**. Both Parties shall comply with all federal, state, and local laws, ordinances, regulations, and building code requirements applicable to their respective responsibilities under this Agreement.

11. **Assignment of Interest**. Neither Party shall assign or transfer any interest in this Agreement without prior written consent of the other Party.

12. **Successors and Assigns**. CareerSource and the City each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this Agreement.

13. **No Third Party Beneficiaries**. This Agreement does not create any relationship with, or any rights in favor of, any third party.

14. **Non-Waiver**. The failure of any Party to exercise any right in this Agreement shall not be considered a waiver of such right.

15. **Governing Law and Venue**. This Agreement is governed in accordance with the laws of the State of Florida and venue shall be in Circuit Court in Alachua County, Florida.

16. **Amendments**. The Parties may only amend this Agreement in writing signed by both Parties.

17. **Captions and Section Headings**. Captions and section headings used herein are for convenience only and shall not be used in construing this Agreement.

18. **Construction and Interpretation**. The language of this Agreement has been agreed to by both Parties to express their mutual intent and no rule of strict construction shall be applied against either Party. It is recognized that both Parties have contributed to the preparation of this Agreement.

19. **Recording of Agreement**. The City, upon execution of this Agreement by all Parties, shall record this Agreement in the public records of Alachua County, Florida.

20. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties and supersedes all prior written or oral agreements, understandings, or representations.

In Witness Whereof, the Parties hereto have caused this Agreement to be executed below.

ATTEST:

CAREERSOURCE NORTH CENTRAL FLORIDA

Karen Davis

Name Karen Davis

Title Executive Assistant

By: Phyllis Marty

Phyllis Marty, Chief Executive Officer

Date: 06/18/26

ATTEST:

CITY OF ALACHUA

Rodolfo Valladares
City Manager/City Clerk

By: _____

The Hon. Walter Welch, Mayor

Date: _____

Commission Agenda Item

MEETING DATE: July 27, 2026

SUBJECT: Approval of the June 1, 2026, Joint City Commission - Education Task Force Meeting Minutes

PREPARED BY: David Wisener

RECOMMENDED ACTION:

Approve the minutes.

Summary

Review and approve the meeting minutes from the special June 1, 2026, Joint City Commission - Education Task Force Meeting.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.06.01.M.CCM&ETF

Joint Commission and ETF Meeting Minutes
June 1, 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

Education Task Force Chair Jeffrey Means
Vice Chair Travis White
Member Lynn Hayes
Member Dietra Sherman
Member Ryan Reidway

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Joint Commission and ETF Meeting

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

Mayor Walter Welch called the meeting to order at 6:02 p.m.

Commissioner Shirley Green Brown - Absent
Commissioner Jacob Fletcher - Absent

Member Ryan Reidway - Absent

APPROVAL OF THE AGENDA

Vice Mayor Jennifer Ringersen moved to approve the agenda; seconded by Commissioner Jackson Youmas.

Passed by unanimous consent.

I. AGENDA ITEMS

A) GENERAL DISCUSSION

David Wisener, Economic Development Manager, General Discussion - filed.

ADJOURN

Vice Mayor Ringersen moved to adjourn; seconded by Commissioner Youmas.

Passed by unanimous consent.

The meeting adjourned at 6:55 p.m.

ATTEST:

_____

Rodolfo Valladares, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____

Walter Welch, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: July 27, 2026
SUBJECT: Approval of the June 22, 2026, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Approve the June 22, 2026, City Commission Meeting Minutes

Summary

Approval of the June 22m 2026, City Commission Meeting Minutes

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.06.22.M.CCM

Regular City Commission Meeting Minutes
June 22, 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: Nancy Watson, James Curington, C. Skipper, M. Cashatt, Marianne Preisler, Rick Lanese, Dana Noyes, Dan Bullard, Gloria Gould, Brett Wallace, M. Rhynd, Fintan Vargas, Keith Butts, Randy Wacha, Carol Buchanan, Julie Harris Marrillee Jipson, Glen Anderson, Chris Beaty, Jan Osejo, Lori Hjelmeir, Matt Addison, Malcolm Elliot, Gustavo Avalos, George Ziegler, Stephen Boyes, Jeremy Scheer, Sandra Parker, Henry Parker, Tom Hubbard, Celine Benedict, Elizabeth Rafferty, Dianne Crunhilton, Amanda Howard, Jodi Boas, Natron Curtis, Bhishma Benadict, John Havlik, Angela Basham, David Basham, Maddie Basham, Virgil Postell, Jr., Linda Powell, Diana Saunders, Monica Moore, Jason McCane, Stan Sircello, Kiran Khatri, Tamara Robbins, Peace Williams, D. K., Connie Meyer, Soorya Lindberg, Michele Lee, S. Elsey, Barbara Lemley, Peggy Portwine, Gary Pappas, John Coakley, Matt Phillips, Sam Berry, Mat Roat, Aubrey Sharp, Brian Snyder, Sharon Everton, Carroll Evertson, D. E. King, Clay Sweger, Bell Smith, Julie Smith, Michelle King, Madison Hutcheson, Mike Williams, Yogi Nutt, Selina DeWilde, Craig Larson.
STAFF ATTENDING: Kate Bayles, Heather Carter, Carson Crockett, Jack Hansen, Lynn Hayes, Carlos Hunt, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Bryan Thomas, LeAnne Williams, Tyler Williams.

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

INVOCATION

Pastor Naron Curtis, The Well

PLEDGE TO THE FLAG

Walter Welch, Mayor

APPROVAL OF THE AGENDA

Vice Mayor Jennifer Ringersen moved to approve the agenda; seconded by Commissioner Shirley Green Brown.

Citizens Commented:
Soorya Lihndberg
Celine Benadict
Sandra Elsey
Jonathan Wesley
Tamara Robbins

Passed by consent, with Commissioner Jackson Youmas and Commissioner Jacob Fletcher dissenting.

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 Vice Mayor Ringersen.

Passed by consent, with Commissioner Fletcher dissenting.

I. SPECIAL PRESENTATIONS

A)

BUILDING COMPASSIONATE COMMUNITIES THROUGH HOSPICE AND PALLIATIVE CARE

Jodie Goodman, Executive Director of Business Development, and LaKacea Smith, Patient Care Representative of Haven Hospice, Building Compassionate Communities

Through Hospice and Palliative Care, presentation - submitted.

B) FISCAL ANALYSIS REPORT FOR FY 2025-2026 THROUGH MAY 31, 2026

Tyler Williams, Accounting Manager, Fiscal Analysis Report for FY 2025-2026 through May 31, 2026, staff report – filed.

Commissioner Fletcher moved that, based on the presentation and what has been presented here, and to allow the public opportunity to comment on how their tax dollars are being spent, to approve and accept this presentation; seconded by Commissioner Youmas.

Citizens Commented:
Tamara Robbins
Mandy Bucci

Passed 5-0, by roll call.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA
(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

Gary Pappas
Debra Havlik
Chuck Ross
Matt Webster
Selina Benadict
Rick Wanice
Finton Vargas
Jeremy Scheer
Chris Beaty
Pritha Edwards
Angela Basham
Auta Rail
Madalyn Rhynd
Tamara Robbins
Umesh Sharma
David Basham
Michele Vertucci
Soorya Lindberg
Aisa Eichmiller
Natron Curtis
Gustavo Avalos
Mandy Bucci
Amanda Howard

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) 2026-2027 CITY COMMISSION BOARD AND COMMITTEE ASSIGNMENTS

LeAnne Williams, Deputy City Clerk, 2026-2027 City Commission Board and Committee Assignments, staff report – filed

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to 3 Minutes)

A) ORDINANCE 26-09: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE HEARING; ADOPTION HEARING).

This item was continued from June 8, 2026, and begins at applicants' reply to citizen comment. Mayor Welch had passed the gavel at the June 8, 2026, meeting, to Vice Mayor Ringersen.

Passed 3-2 by roll call, with Commissioner Youmas and Commissioner Fletcher dissenting.

Commissioner Fletcher requested that his comment be added to the minutes.

He stated the public had made comments noting their fear of how this would impact the community. He interpreted the applicant's comments to mean that if this is not passed, something worse will come, and gave his opinion on certain points made by the applicant or the citizens.

B) ORDINANCE 26-10: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL (“CC”), COMMERCIAL

INTENSIVE (“CI”), AND PLANNED DEVELOPMENT – RESIDENTIAL (“PD-R”) TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL (“PD-COMM”) ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (QUASI-JUDICIAL HEARING; FIRST READING).

Carson Crockett, Principal Planner, Ordinance 26-10, staff report – filed.

Clay Sweger, AICP, LEED AP, Director of Planning, EDA Engineers – Surveyors – Planners, Inc. and Gerry Dedenbach, AICP, LEED AP, Vice President, NV5, Ordinance 26-10, applicant reports - submitted.

Affected Parties Commented:
Gary Pappas
Steve Lang
Steve Boyes
Keith Butts
Randy Walker

Commissioner Fletcher moved to extend the meeting one hour; no second.

The motion died on the floor for lack of a second.

Commissioner Brown moved to extend the meeting for 30 minutes; seconded by Vice Mayor Ringersen.

Passed by unanimous consent.

Vice Mayor Ringersen moved to suspend Item IV. B. for five minutes in order to hear Item V. B., as it would expire before the next meeting; seconded by Commissioner Brown.

Passed 5-0 by roll call.

Item IV. B. was suspended, and reconvened at 11:16 p.m.

Commissioner Fletcher moved to extend the meeting to 11:50 p.m.; seconded by Commissioner Youmas.

Passed 3-2 by roll call, with Commissioner Brown and Mayor Welch dissenting.

Commissioner Brown moved to continue the item to the July 27, 2026, City

Commission Meeting; seconded by Vice Mayor Ringersen.

Passed 5-0 by roll call.

V. AGENDA ITEMS

A) RFB 2026-03 - US 441 RIGHT TURN LANE TO SOUTH ON NORTHWEST 104TH TERRACE - AWARD

Donna Smith, Purchasing Manager, RFB 2026-03 - US 441 Right Turn Lane to South on Northwest 104th Terrace - Award, staff report - filed.

Commissioner Brown moved to accept the bid received from John C. Hipp Construction Equipment Company for RFB 2026-03, and authorize the City Manager to sign any necessary documents to effectuate a contract with John C. Hipp Construction Equipment Company and issue a Purchase Order in the amount of $293,714.40; seconded by Vice Mayor Ringersen.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Fletcher moved to adjourn; seconded by Commissioner Brown.

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) APPROVAL OF THE MAY 18, 2026, CITY COMMISSION MEETING MINUTES.

B) APPROVAL OF THE JUNE 08, 2026, CITY COMMISSION MEETING MINUTES

C) INTERLOCAL AGREEMENT BETWEEN CITY OF ALACHUA AND ALACHUA COUNTY (SAFE ROUTES TO SCHOOL PROJECT--MEBANE MIDDLE SCHOOL)

ATTEST:

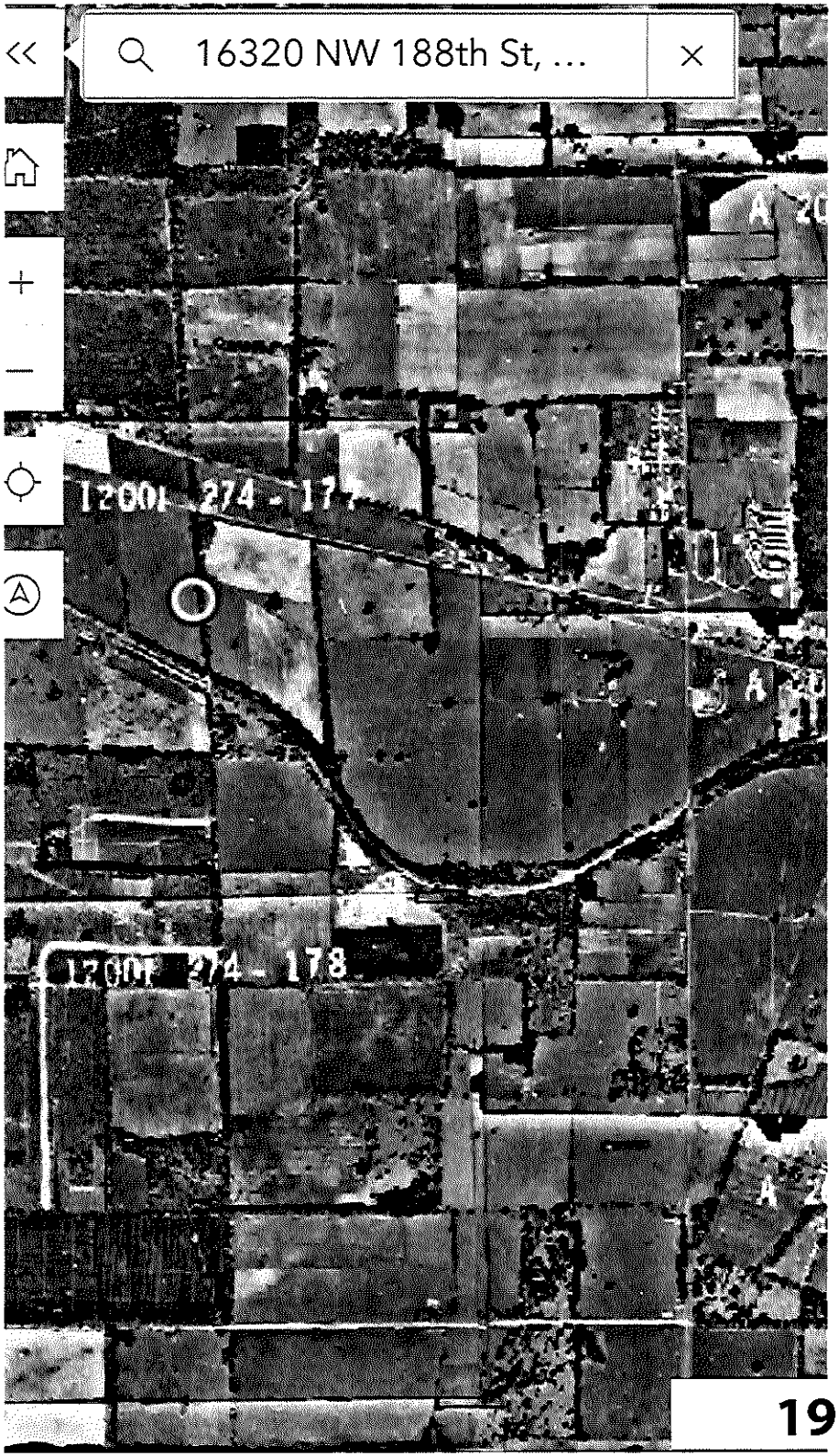
_____

Rodolfo Valladares, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____

Walter Welch, Mayor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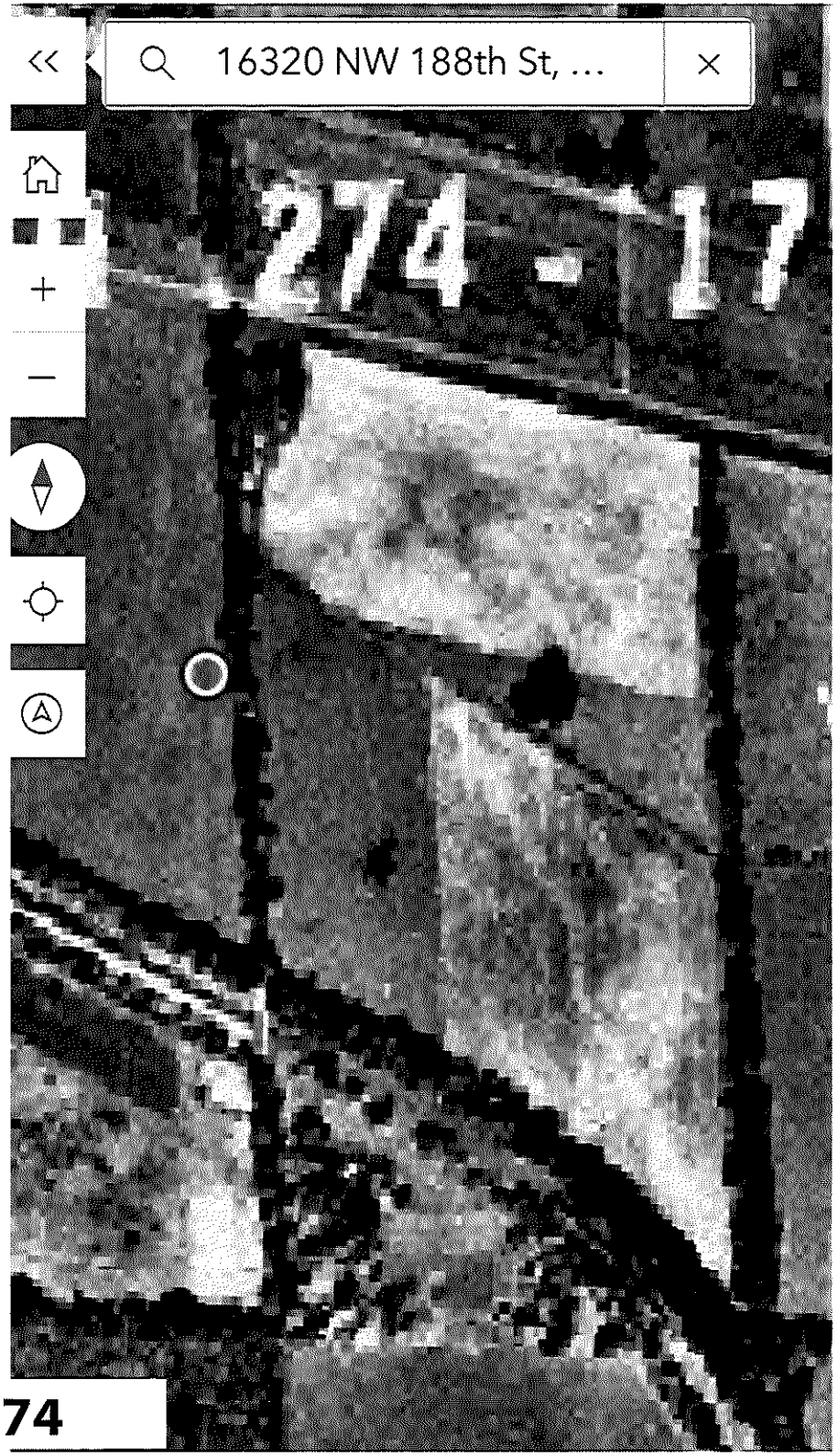
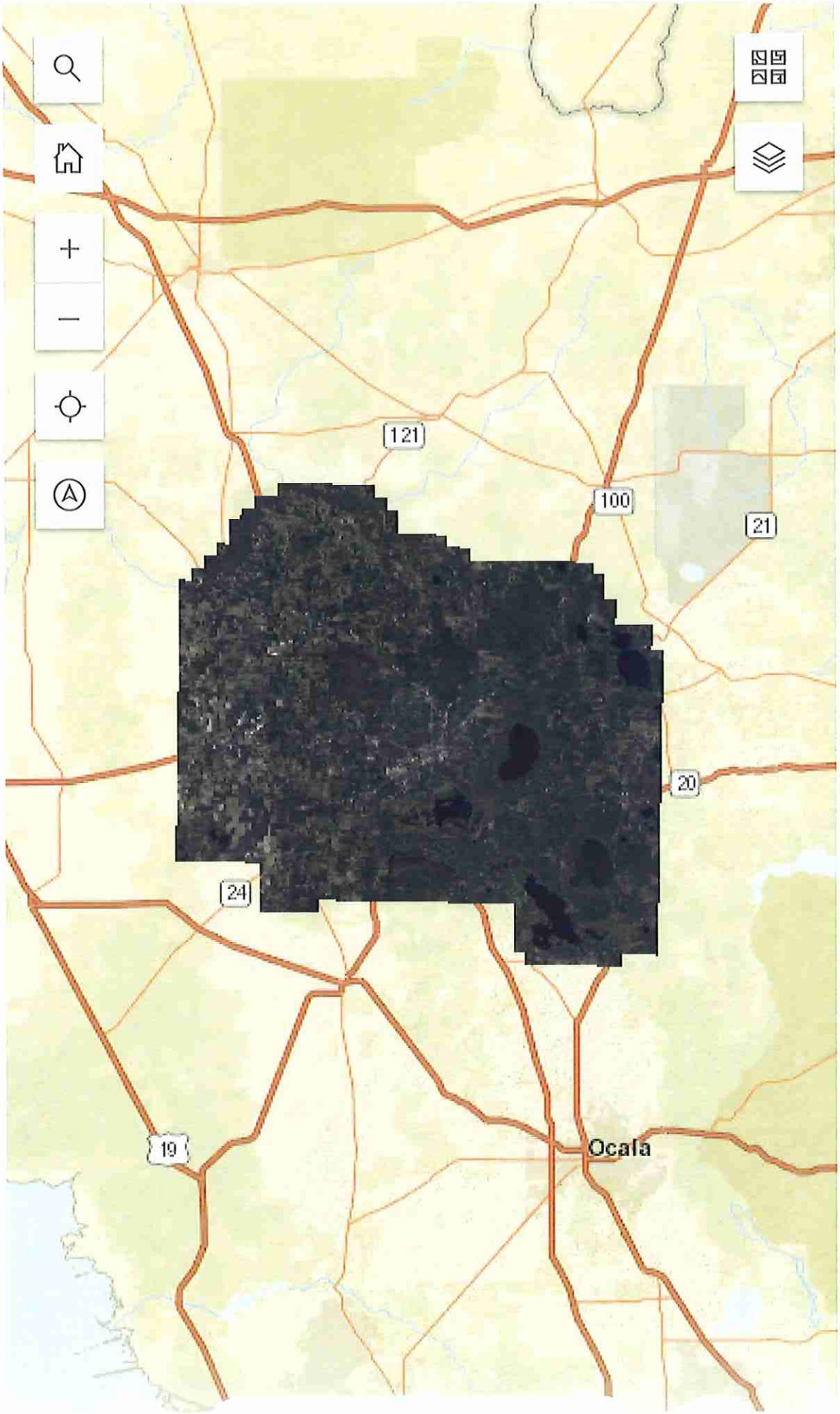
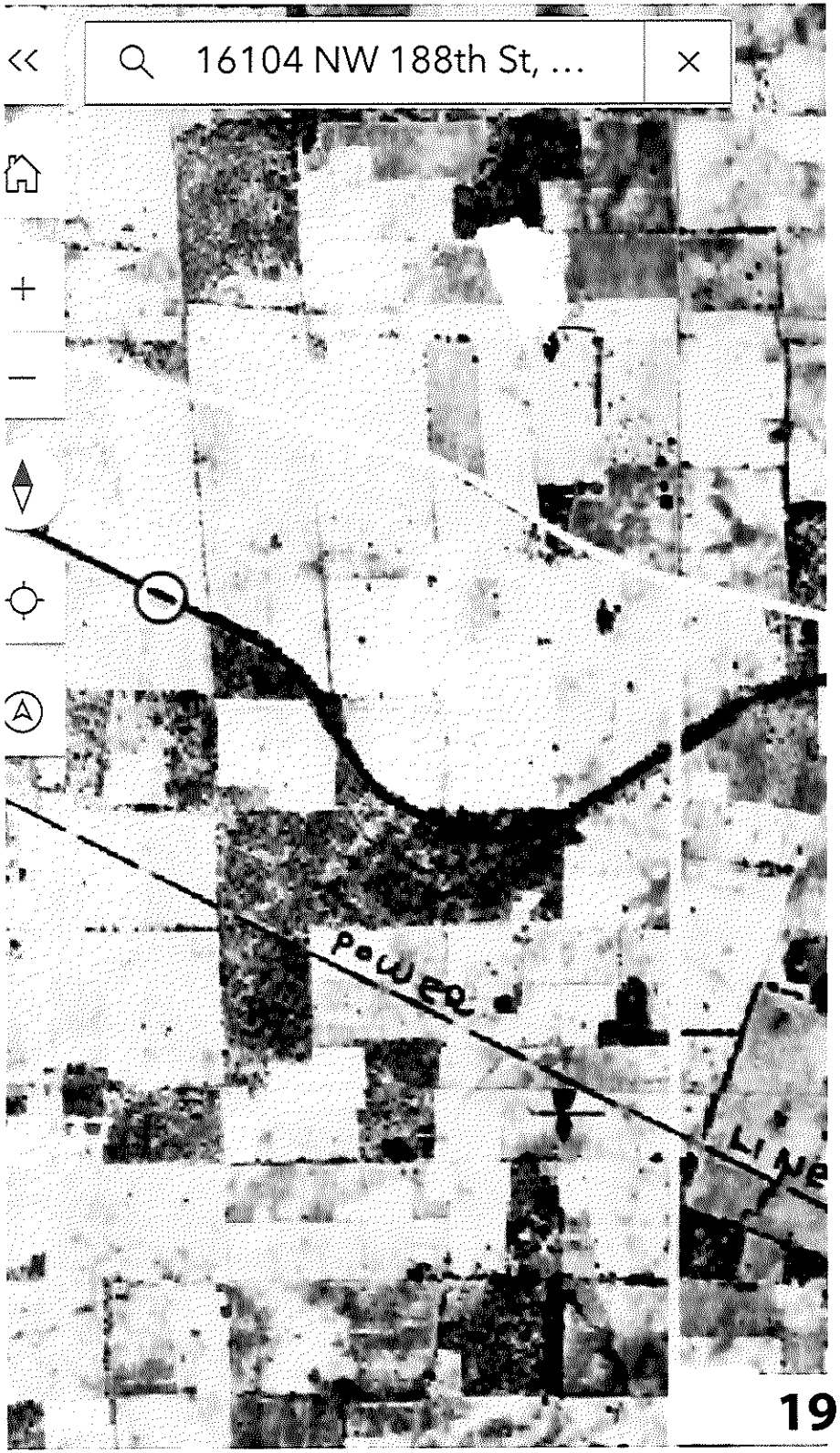
1200' 274 - 178

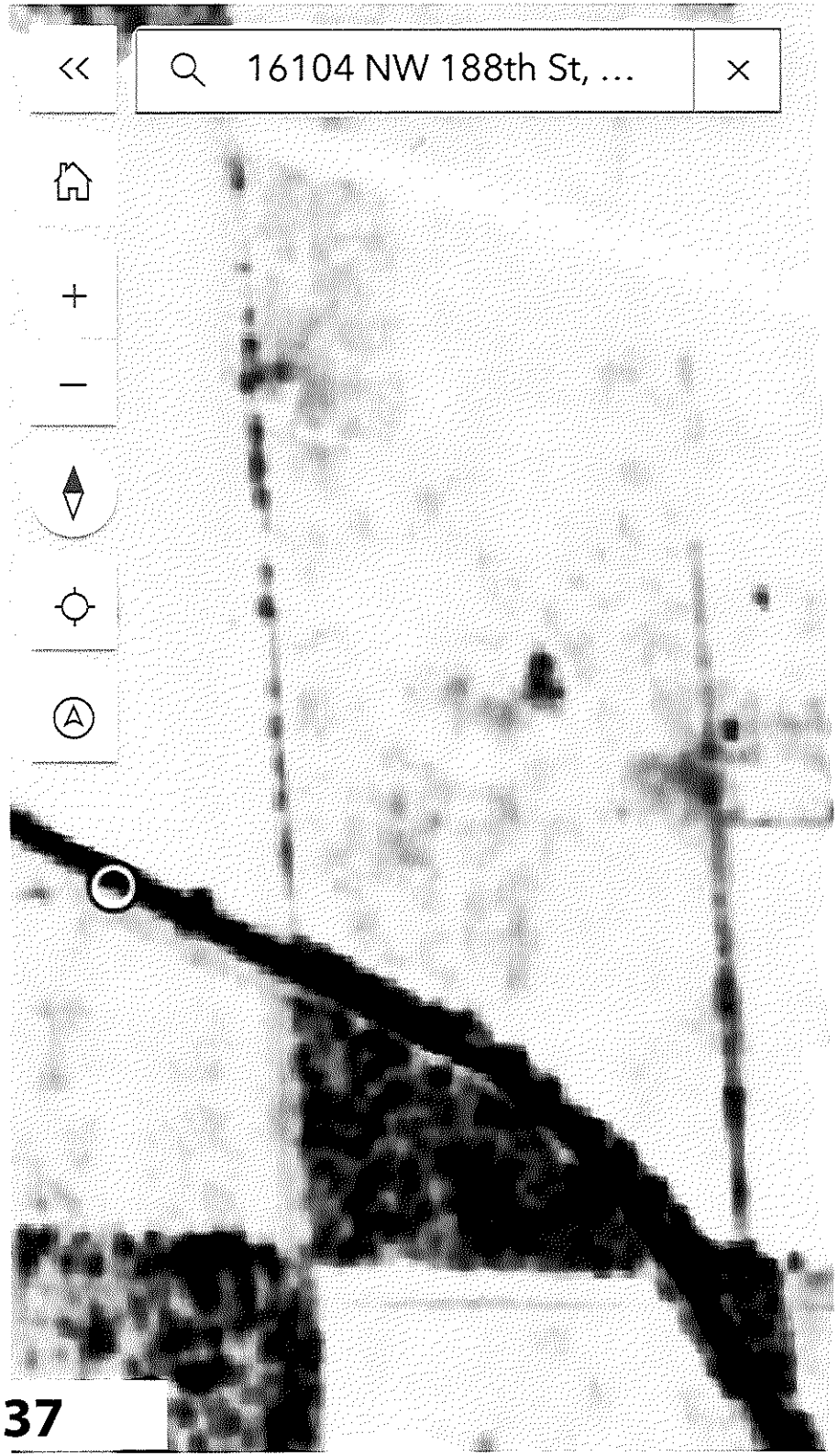

16320 NW 188th St, ...
274 - 17

1974

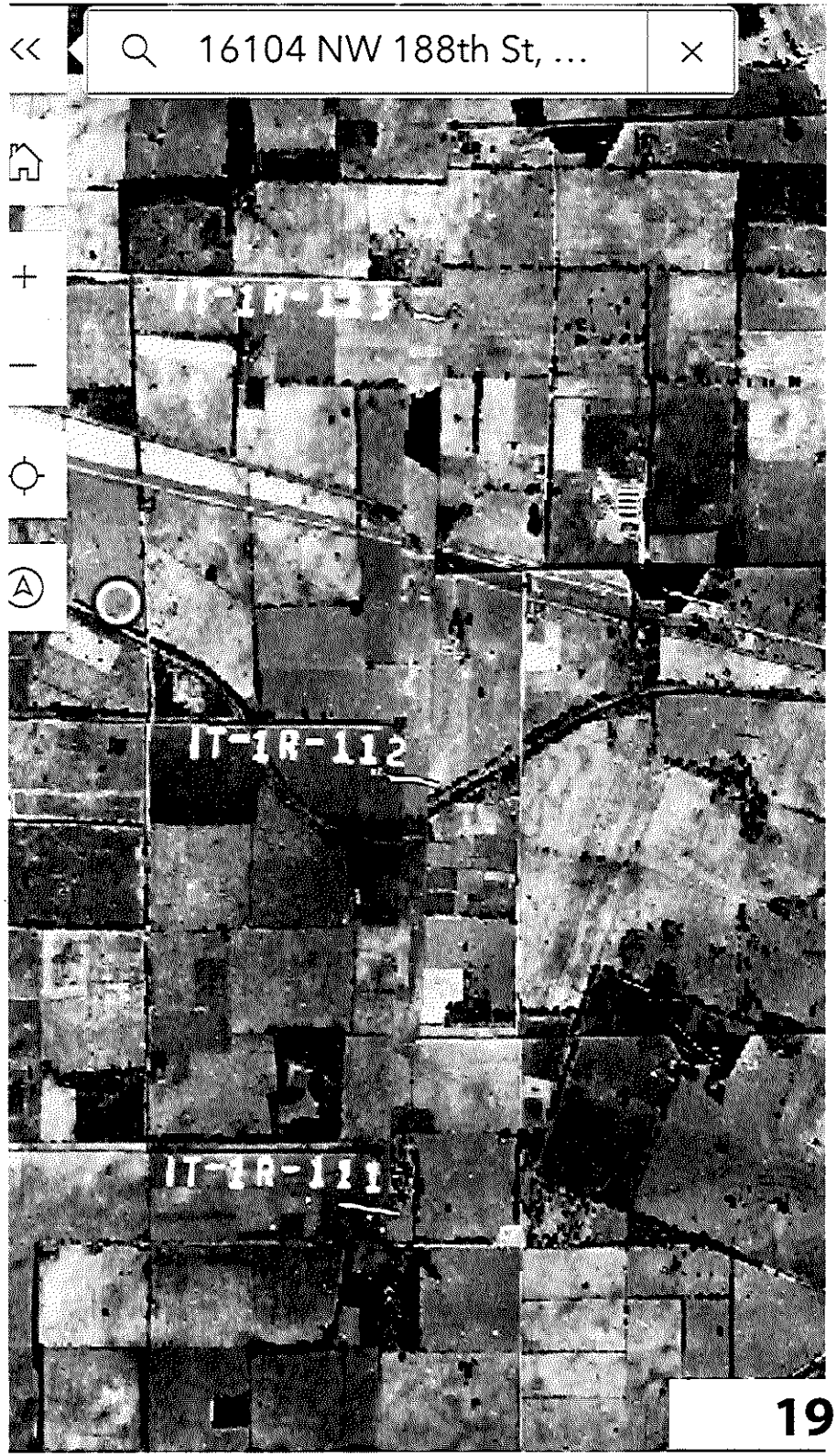
Alachua County Aerial Maps

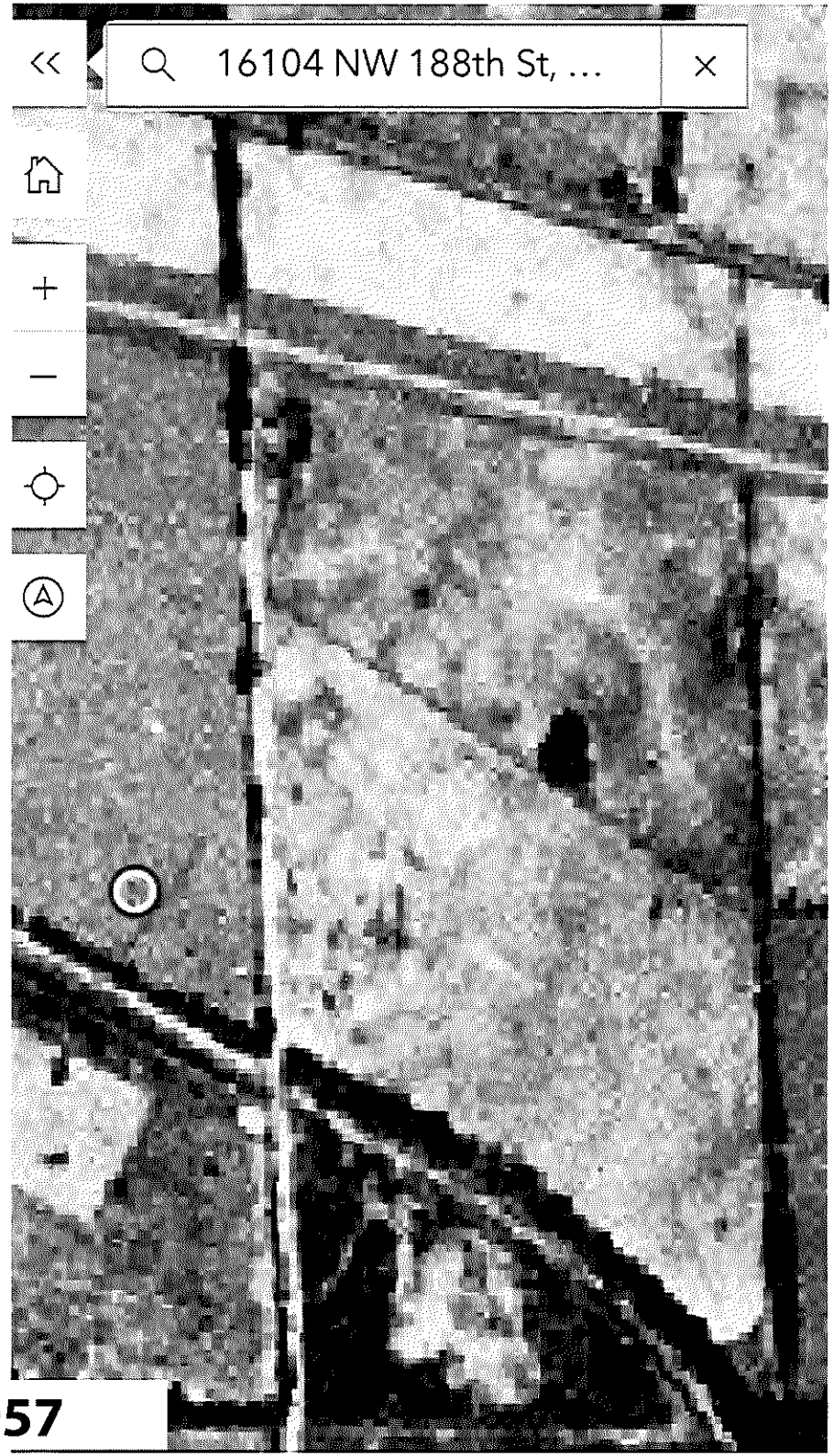




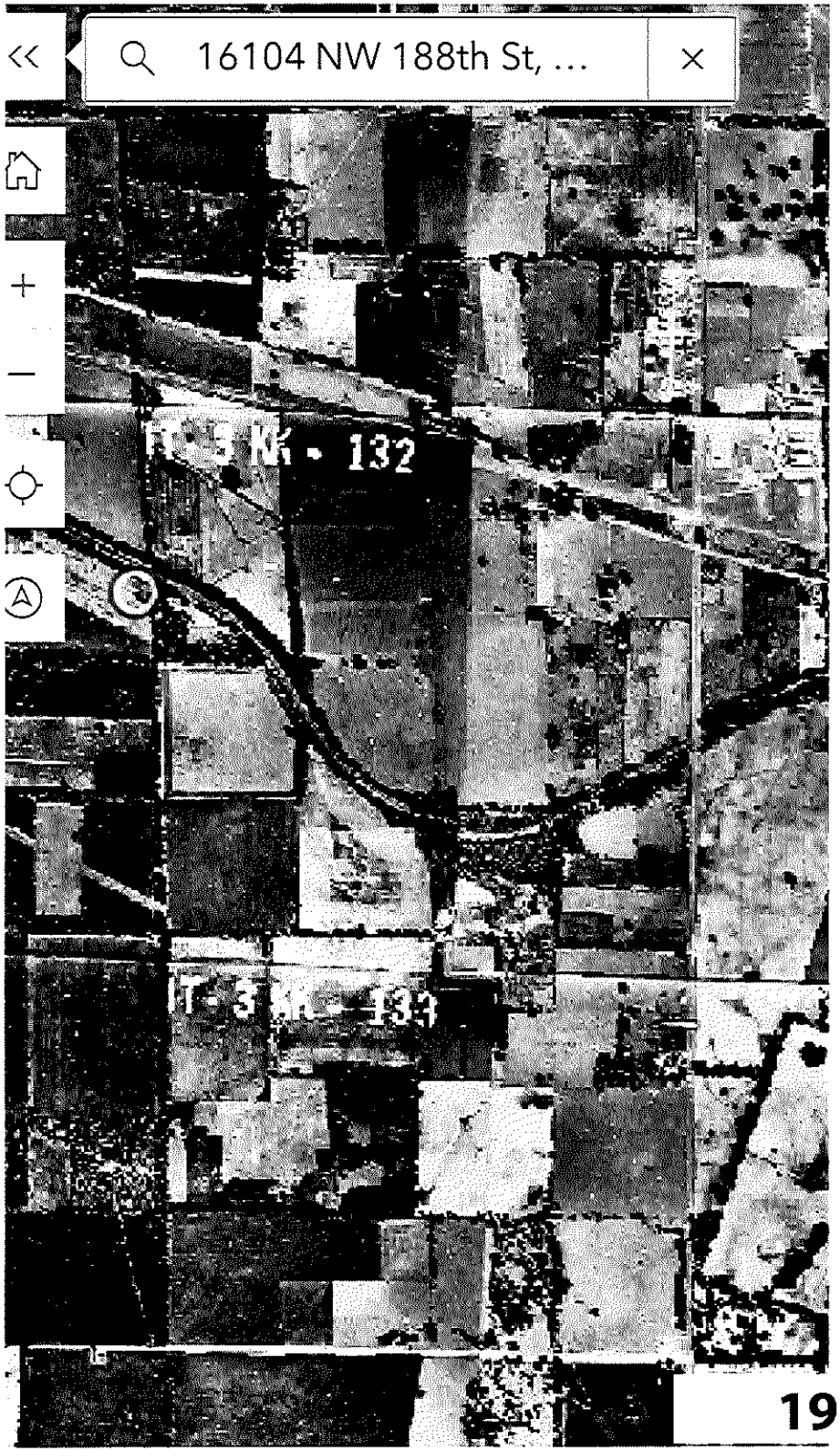


1937

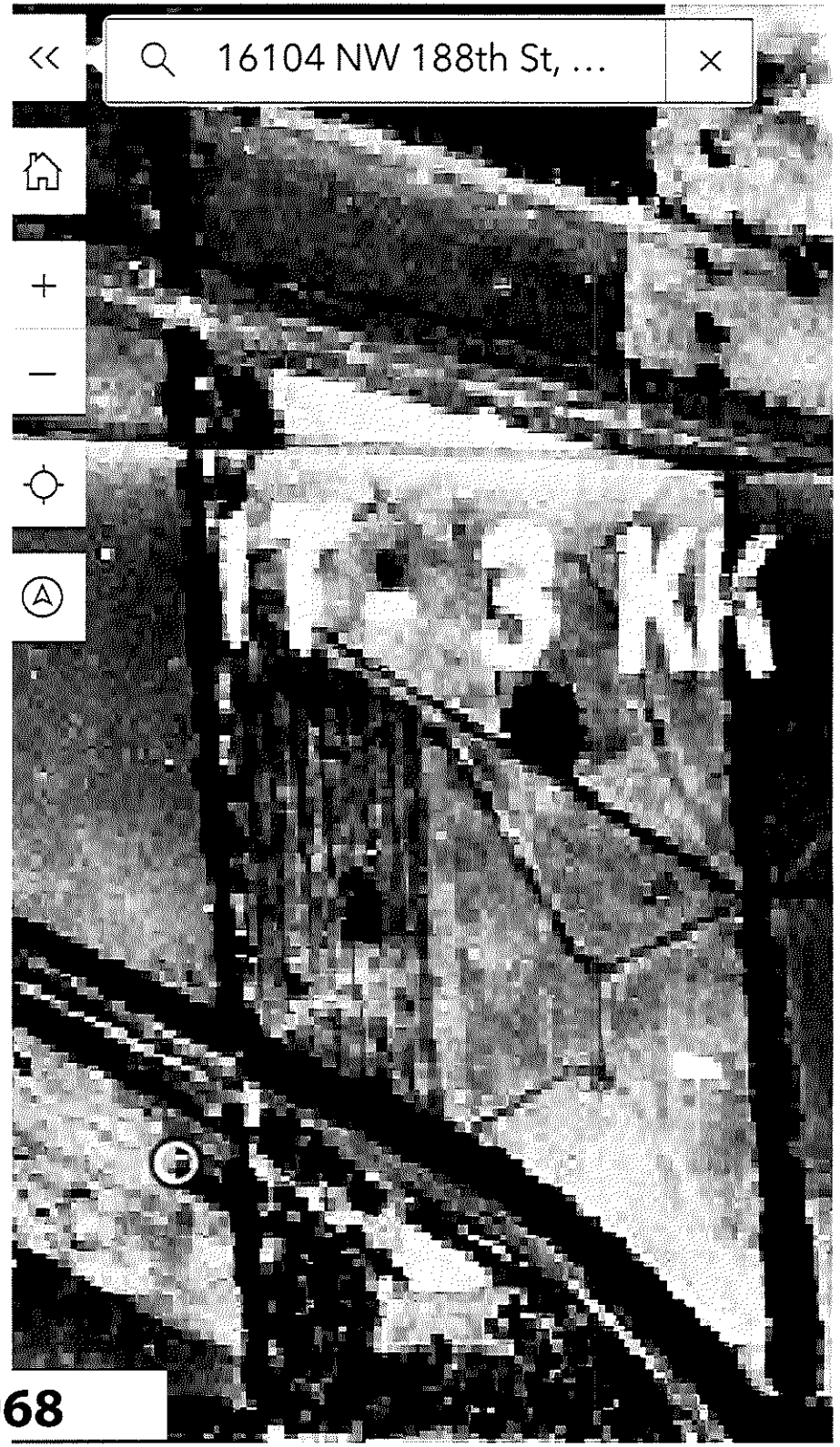


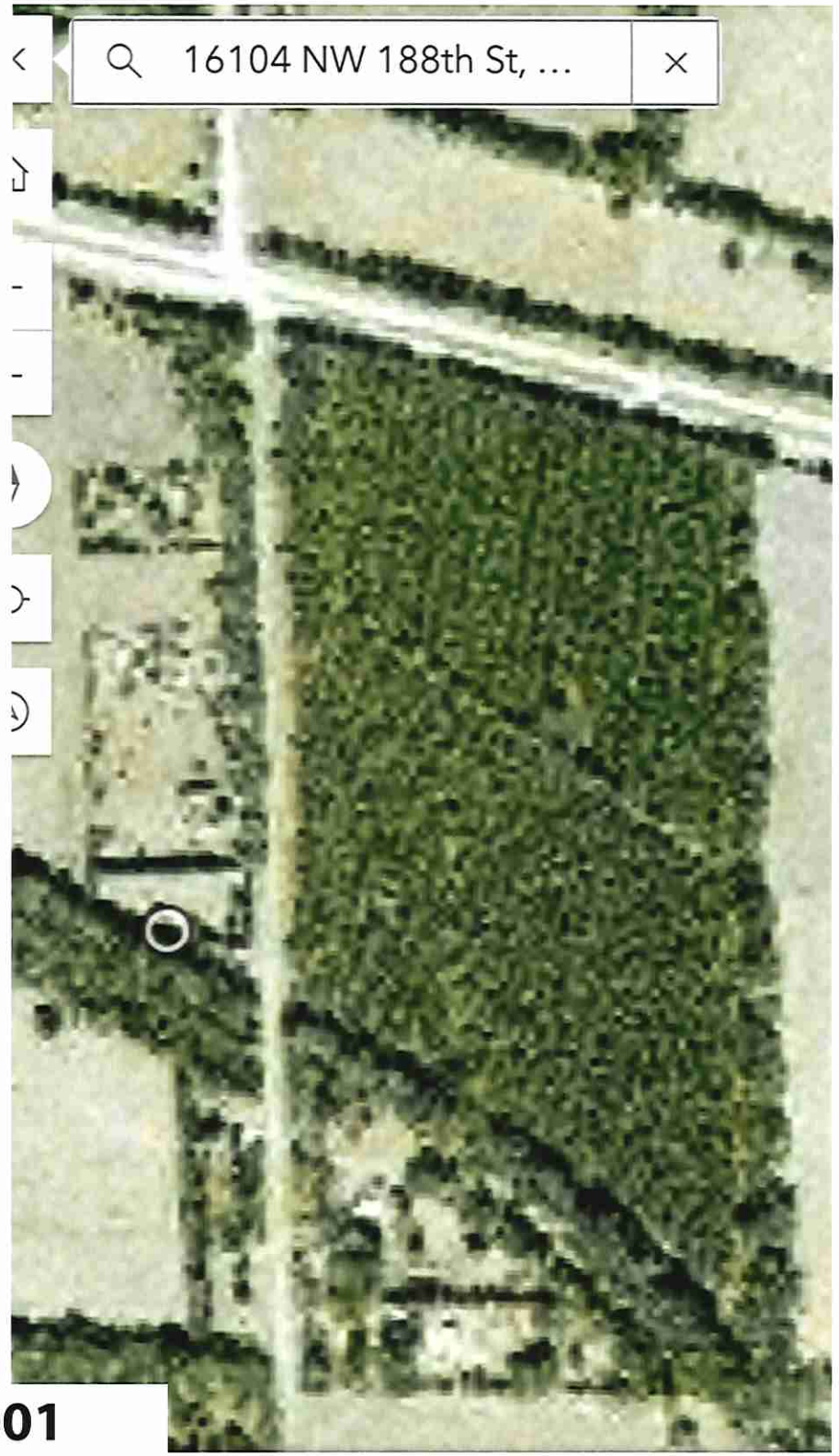


1957

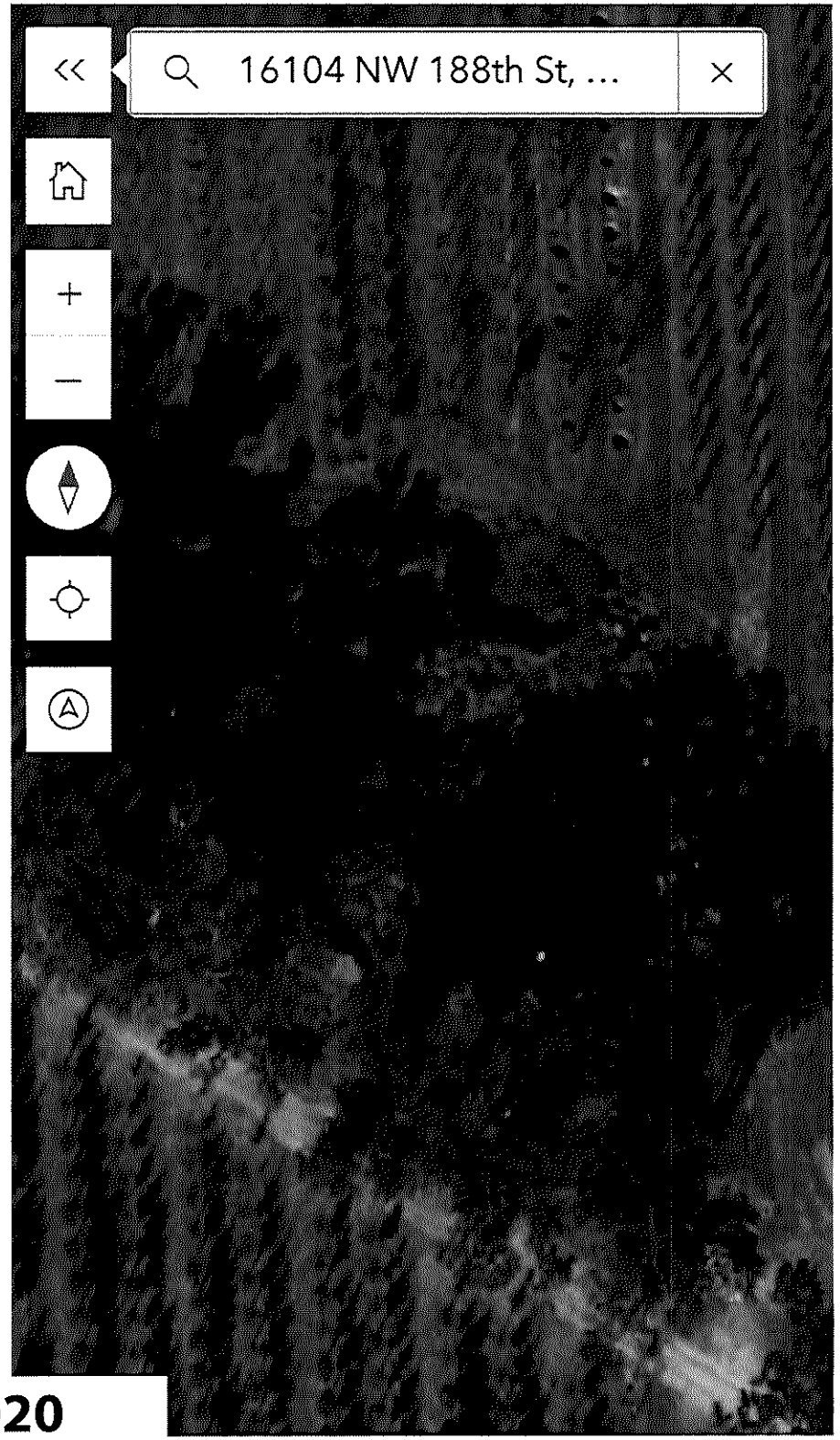


1968





2001



2020

STEPHEN R. BOYES, P.G.
6510 Lake Shore Drive
Gainesville, Florida 32641
geosolutions86@yahoo.com

PROFESSIONAL QUALIFICATIONS AND EXPERIENCE

GeoSolutions Inc., Gainesville, Florida: President and Principal Hydrogeologist, September 1986 to March 2017

Founded and managed hydrogeologic and engineering consulting firm specializing in environmental consulting, remediation design and implementation, and regulatory reporting and compliance.
Scope of professional work also includes: hydrogeologic investigations; geophysical investigations; aerial photo interpretation; fracture trace analysis; karst groundwater dye trace investigations, spring watershed delineations, groundwater quality assessments; hazardous waste assessments and cleanups; landfill permitting and closure monitoring; expert testimony, sewage treatment plant permitting/geotechnical design; sinkhole investigations; storage tank closure audits; contamination assessments, remedial actions; and real estate transactional audits;

Handex Corporation, Odenton, Maryland: Senior Hydrogeologist, March 1986 to September 1986

Responsibilities involved supervising and coordinating hydrocarbon groundwater contamination assessments and remediation operations.

Groundwater Technology, Inc., A Division of Oil Recovery Systems, Tampa, Florida: Senior Hydrogeologist and Manager, Southeastern Regional Office, Tampa, April 1984 to March 1986

Developed and managed the southeastern regional consulting office for ORS-GT. Hired and supervised a staff of 16. Designed, installed, and monitored product recovery and groundwater quality restoration programs for gasoline spills; directed hazardous waste site investigations, assessments and buried drum removals; and applied geophysical methods for geologic and waste site mapping as well as performed environmental permitting and consent order development for industrial clients.

Florida Department of Environmental Regulation, Tallahassee and Tampa, Florida: 1978 - 1984

Hydrogeologist, DER Southwest District, Tampa, Oct. 1982 to April 1984
Technical advisor on all groundwater issues; expert witness in circuit court and administrative hearings; groundwater program development; permit and enforcement case review; site investigations and assessment as well as staff training.

--Hydrogeologist, DER Groundwater Section, Tallahassee - Feb. 1980 to Oct. 1982
Responsible for hydrogeologic and geophysical field investigations of groundwater contamination sites including spills, landfills, and impoundments; soil, water and hazardous materials sampling; and Superfund site assessments and geophysical investigations. Provided technical assistance to the agency's Hazardous Waste, Solid Waste, and Underground Injection Control programs, the Division of Environmental Permitting, Office of General Counsel and the Secretary; developed geophysical (electromagnetic) field methods and sampling techniques now used by the agency to
assess and characterize the impacts of waste sites on groundwater.

--Groundwater Geologist, DER Bureau of Drinking Water and Special Programs, Tallahassee - Aug. 1978 to Jan. 1980
Mapped and described the shallow aquifer systems of Florida; inventoried and assessed the pollution potential of surface impoundments situated in southern Florida.

Geophysical Service, Inc., A Subsidiary of Texas Instruments, Inc.: Geophysical Engineer, GSI, Saudi Arabia, June 1975 to April 1977

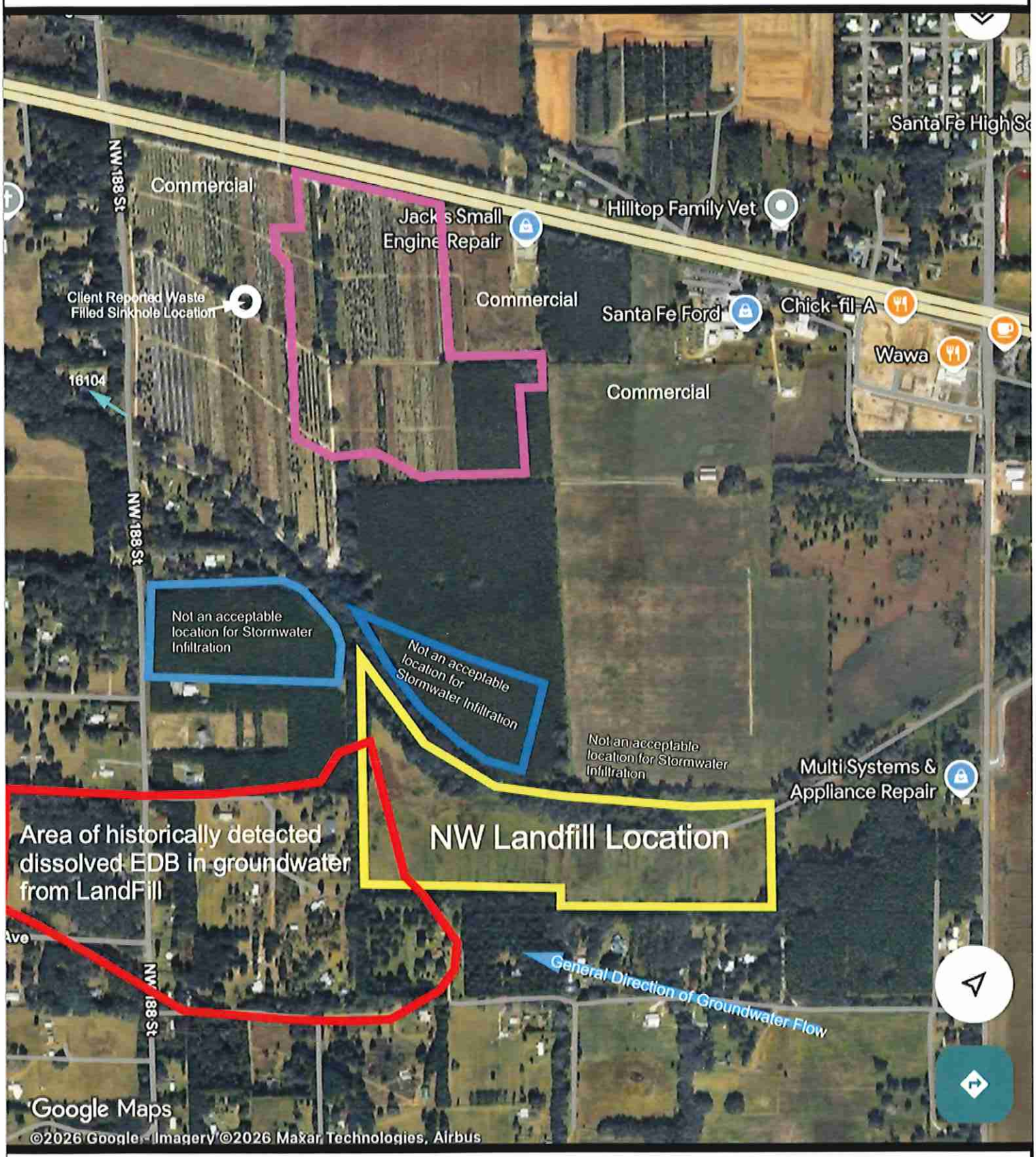
Planned, collected, and interpreted data from an uphole program, the evaluation of near-surface seismic velocities in severely weathered limestone and sand terrains; correlation of geologic conditions to seismic velocity anomalies; well shoots; seismic reflection data quality control; drill crew management; seismic field crew management.

--Geophysical Engineer, GSI Field Operations, Chickasha, OK - Jan. 1975 to May 1975
Trained in field positions related to seismic data collection, quality control and surveying.

--Geophysical Engineer - GSI Seismic Processing Center, Midland, TX - Jan. 1975 to May 1975
Vibrasize seismic data computer input, processing and quality control evaluation and final data evaluation and preparation in seismic sections.

Compilation Figure for Client

16104 NW 188th Street, Alachua, FL 32615



Compilation Figure June 16, 2026,
Prepared by Stephen R Boyes, P.G.
Florida License PG184.

Base figure from Google Maps. Information collected from the NW Landfill CAR and misc. Development Documents

INFRASTRUCTURE FLORIDA
Alachua, FL
Gerry.Dedenbach@nv5.com
386.518.5120

EDUCATION
B.S., Landscape Architecture, University of Florida, Gainesville, FL

YEARS EXPERIENCE
35 years

YEARS WITH NV5
23 years

REGISTRATIONS
American Institute of Certified Planners, 017024
Green Building Certification Institute, LEED Accredited Professional Certification

AFFILIATIONS
Urban Land Institute (ULI) North Florida Gainesville Chapter, Former Chair (2020-2022)
Gainesville/Alachua County Airport Regional Airport Authority, Former Chair
Builders Association of North Central Florida, 1997 – Present, Former Associate Vice President
Gainesville Area Chamber of Commerce, Member and Leadership Gainesville Graduate, Class 38 President
City of Gainesville Land Development Code Update Task Force, Co-Chair, 2014-2016
City of Gainesville Mayor's Blue Ribbon Advisory Committee on Economic Competitiveness

GERRY DEDENBACH, AICP, LEED AP

Vice President Infrastructure Florida

Gerry works with communities across the State of Florida with varying economies, conditions, and socio-economic clines, focused on creating and designing socially, economically, and environmentally sound communities through collaboration. He assists communities through focused work on economic development, education, and master planning that links Land Use and Transportation decisions in a sustainable framework at all levels and for all user groups. Utilizing Geographic Information Systems (GIS) and sustainability principles, Gerry has facilitated numerous community design charrettes, public engagement processes, and built strong consensus on local, regional, and statewide planning initiatives.

Project Experience

South Main Street Master Plan and Roadway Design Gainesville, FL

Butler Plaza North Large-Scale Comprehensive Plan Amendment, PD Rezoning, Design and Permitting, Butler Enterprises Gainesville, FL

City of Newberry Economic Development Corridors Study Newberry, FL

Hull Rd. & SW 34th St. District Master Plan, University of Florida Gainesville, FL

City of Jacksonville DIA Downtown DRI Abandonment Jacksonville, FL

Agri-Tech Research Park Master Plan, City of Newberry / UF IFAS, Newberry, FL

Little Orange Creek Nature Park Master Plan Hawthorne, FL

Downtown Vision Plan for Historic Johnson Street Hawthorne, FL

Alachua County Fairgrounds Gainesville, FL

Alachua County Resource Recovery Park Gainesville, FL

Regional Planning Council Bicycle Facilities Map North Central FL

Shands Family Practice Medical Group Gainesville, FL

50 years
eda consultants

CLAY SWEGER, AICP, LEED AP

Director of Planning

Mr. Sweger is AICP-certified, LEED green building accredited, and holds a FDOT qualification to provide urban planning services. His educational training, professional certifications, and prior experience as a planner for the Alachua County Department of Growth Management give him a broad range of abilities in the field of urban planning. Mr. Sweger manages all planning projects at eda. For our private sector clients he liaises with Planning and Zoning departments across the state to bring our clients projects to fruition in the best interest of these public agencies. On the public sector side, he is the Project Manager for continuing services planning contracts with several municipal clients.

SELECTED PROJECT EXPERIENCE:

◊ **Town of White Springs Comprehensive Plan Update**
Role: Planning Consultant | Client: Town of White Springs, FL | Year: 2026-2026

Provided professional planning services related to the latest update to the Town of White Springs Comprehensive Plan. Services in this scope of work included preparation of a Data and Analysis Report, Water Supply Plan, Comprehensive Plan amendment language for multiple Elements, and an update to the Future Land Use Map.

◊ **City of Waldo Economic Redevelopment Planning Initiatives**
Role: Planning Consultant | Client: City of Waldo, FL | Year: 2026-2026

Provided professional planning services related to recent economic development initiatives for the City, including preparation of an Economic Development Plan, Strategic Implementation Plan, and amendments to the Comprehensive Plan and Land Development Plan related to the initiative.

◊ **Courthouse Complex Planned Development (PD) Zoning Amendment**
Role: Project Manager, Planner | Client: Alachua County | Year: 2023

Managed amendments to the 2001 Planned Development ordinance for the downtown Gainesville courthouse complex, spanning three city blocks. Updated approvals removed outdated conditions, addressed current site conditions, aligned with the City's Land Development Code, and accommodated future County improvements.

◊ **Columbia County Bell Road Corridor Large Scale Comp Plan Amendment**
Role: Planning Consultant | Client: Columbia County, FL | Year: 2023

Prepared planning analysis and a justification report for submittal to the Florida Department of Economic Opportunity supporting expansion of the County's Designated Urban Development Area (DUDA) and Future Land Use Map amendment for approximately 4,000 acres near the I-10/SR 41 interchange. Coordinated with economic development staff to document planned projects, funding, and market support for this strategic industrial growth initiative.

YEARS OF EXPERIENCE:

24 years (20 with eda)

PROFESSIONAL CERTIFICATIONS:

- American Institute of Certified Planners (AICP) No. 21983
- LEED Accredited Professional

EDUCATION:

- M.A., Urban and Regional Planning, University of Florida
- B.A., Political Science, University of Florida

AFFILIATIONS:

- Gainesville Alachua County Association of Realtors (GACAR) Public Policy Committee (2024-Present)
- Alachua County Housing Solution Taskforce (2025-Present)
- UF Bergstrom Center for Real Estate Advisory Board Member
- City of Gainesville Development Review Board Member (2007-2009)
- Leadership Gainesville, Class XXXI
- Alachua County Emerging Leaders (ACEL)
- Peaceful Paths Domestic Abuse Treatment Council, Board of Directors
- Florida Blue Key Alumni Advisory Board

50 years
eda consultants

SERGIO REYES, P.E.

President / Principal-in-Charge

Mr. Reyes has been a crucial member of eda's team of engineers for over three decades. He serves as the client liaison for all of eda's public and private sector clients to ensure delivery of sound engineering solutions to their varied project needs, such as design of stormwater systems, roadways, and utility infrastructure. Mr. Reyes serves as the Project Manager for annual contracts with City of Gainesville, Gainesville Regional Utilities, City of Newberry, Alachua County, City of Alachua, and other local government agencies, providing on their behalf civil design services, project management and review of projects submitted by others.

PROJECT EXPERIENCE

◊ **Cuscowilla Fire Station**

Client: Alachua County | Year: 2023

Mr. Reyes served as the project manager for the construction of a new fire station to serve the Town of Micanopy and surrounding areas. Plans were prepared to redevelop the existing mobile home on site into a temporary fire station facility with the required site improvements (access, stormwater, other infrastructure). A later project phase was the construction of a permanent fire station building and additional site improvements required for a full fire station facility (parking, fire systems, access points, etc.) . Mr. Reyes coordinated closely with Alachua County Facilities Management, Alachua County Fire Rescue, and Alachua County Growth Management to obtain county approval and permit the project with FDOT and St. Johns River Water Management District.

◊ **Gainesville Regional Airport Terminal Expansion**

Client: Gainesville-Alachua County Regional Airport Authority | Year: 2020

Mr. Reyes provided utility design in support of a 15,200 SF terminal expansion to the Gainesville Regional Airport. He prepared full utility plans and permitted modifications through Gainesville Regional Utilities in order to improve existing service for the expansion, including design of a water main, lift station, and force main. He also facilitated permitting with the City of Gainesville, Gainesville Regional Utilities (GRU) and St. Johns River Water Management District (SJRWMD) for the overall project.

◊ **San Felasco Tech City**

Client: The Emory Group Companies | Year: Ongoing

Mr. Reyes designed, permitted, and provides ongoing construction administration for this mixed-use development on 82 acres along State Road 441 comprising 270,000 commercial square feet and 252 residential units, built and permitted in 4 phases.

YEARS OF EXPERIENCE:

44 years (36 with eda)

PROFESSIONAL REGISTRATIONS:

- Professional Engineer, Florida, No. 47311
- FDOT Advanced Maintenance of Traffic (MOT) Certification, No. 617779

EDUCATION:

- B.S., Civil Engineering, St. Thomas University, Bogotá, Colombia
- Post-graduate Courses, University of Florida

AFFILIATIONS:

- American Society of Civil Engineers (ASCE)
- American Water Works Association

AREAS OF SPECIALIZATION:

- Land Development Design & Permitting
- Stormwater Facilities
- Water Distribution Systems
- Waste Water Facilities (including reclaimed water systems)
- Road Design

KELLY WAGONER PE

Senior Project Manager
kwagoner@fg-inc.net | Peachtree Corners, GA

FORESITE group

BACKGROUND

Kelly is a registered professional civil engineer and Senior Project Manager with over 28 years of experience managing a wide range of development projects across the Southeast and Midwest. His expertise spans proposals and contracts, project and subconsultant management, feasibility studies, concept planning, design, permitting, and construction administration, along with client coordination throughout all project phases. He is highly skilled in site layout and planning, hydrology studies, utility design, water quality and erosion control BMPs, SWPPP preparation, and cost estimating, and is responsible for full construction plan development including grading, utilities, specifications, bidding, and construction oversight. His portfolio includes industrial, warehouse, retail, transportation, and multifamily projects ranging from 1 acre to over 100 acres, including both ground-up and redevelopment work.

QUALIFICATIONS

YEARS EXPERIENCE
Foresite Group: 11
Total: 28

LICENSES + CERTIFICATIONS
GA Professional Engineer # 032277
KS Professional Engineer #28462
TX Professional Engineer #122714
VA Professional Engineer #55469
GSWCC Level II Certified
Certified Professional in Erosion and Sediment Control
Tennessee ESPC Level 2 Design Certified
NCEES Council Record #58208

EDUCATION
Southern Polytechnic State University (now Kennesaw State University)
Bachelor of Science in Civil Engineering Technology

ORGANIZATIONS
American Society of Civil Engineers (ASCE)
ACEC and Future Leaders Graduate
ICSC

HIGHLIGHTED EXPERIENCE

COASTAL CENTRE SHOPPING CENTER REDEVELOPMENT
Conway, SC
Project Manager

WALMART NEIGHBORHOOD MARKET
10+ sites in FL, GA, SC, TN
Project Manager

LOWE'S HOME IMPROVEMENT WAREHOUSE
5+ Sites in GA, TN
Project Manager

ARNOLD COMMONS SHOPPING CENTER
Arnold, MO
Project Manager

DISCOUNT TIRE
30+ Sites in AL, GA, MO, MS, NC, SC, TN
Project Manager

PARKER'S KITCHEN
2 Sites in Charleston, SC
Project Manager

HYUNDAI AND GENESIS AUTO DEALERSHIP
Charleston, SC
Project Manager

SAM'S CLUB
Lincoln, NE
Project Manager

MAPLEWOOD COMMONS SHOPPING CENTER
Maplewood, MO
Project Manager

GREEN MOUNT COMMONS
Belleville, IL
Project Manager

BLACK HILLS SHOPPING CENTER
Rapid City, SD
Project Manager

INDUSTRIAL MANUFACTURING FACILITY
Edinburgh, IN
Project Manager

AUBREY SHARP PE

Project Manager
asharp@fg-inc.net | Jacksonville, FL

FORESITE group

BACKGROUND

Aubrey is a Civil Project Manager with experience supporting a wide range of commercial and site development projects from early due diligence through construction closeout. His background includes site planning, grading and drainage design, utility coordination, permitting, and construction document preparation, as well as active involvement in client coordination, contractor communication, and agency review processes. Aubrey has contributed to projects across multiple markets, including automotive, commercial, and residential developments, where he has supported pre-development meetings, design revisions, stormwater analysis, and construction administration activities such as inspections and project closeout.

QUALIFICATIONS

YEARS EXPERIENCE
Foresite Group: 7
Total: 7

LICENSES + CERTIFICATIONS
FL Professional Engineer #97262

EDUCATION
Auburn University
Bachelor in Biological/Biosystems Engineering

HIGHLIGHTED EXPERIENCE

PREMIUM OUTLETS COMMERCIAL DEVELOPMENT
St. Augustine, FL
Project Manager

AUTONATION AUTOMOTIVE DEVELOPMENTS
10+ Sites in FL
Project Manager

BIG DAN'S CAR WASH
3 Sites in FL
Project Manager

CHICK-FIL-A
4 Sites in AL, FL
Project Manager

CVS/PHARMACY
4 Sites in FL
Project Manager

DUTCH BROS
2 Sites in FL, GA
Project Manager

PARKER'S KITCHEN
3 Sites in FL, SC
Project Manager

VERIZON WIRELESS DATA CENTER FLOOD AND FEASIBILITY STUDY
Jacksonville, FL
Project Manager

OAKWILER TOWNHOMES RESIDENTIAL DEVELOPMENT
New Smyrna Beach, FL
Project Manager

BOYKIN COMMUNITY CENTER CAMPUS DEVELOPMENT
Auburn, AL
Project Engineer

UNIVERSITY STUDENT HOUSING
Auburn, AL
Project Engineer

JSU STUDENT HOUSING
Jacksonville, AL
Project Engineer

BOYKIN COMMUNITY CENTER CAMPUS DEVELOPMENT
Auburn, AL
Project Engineer

OGLETREE VILLAGE OFFICE BUILDING
Auburn, AL
Project Engineer

HEART OF AUBURN SHOPPING CENTER
Auburn, AL
Project Engineer

E GLENN MIXED-USE DEVELOPMENT
Auburn, AL
Project Engineer

SI02 INDUSTRIAL MANUFACTURING FACILITY
Auburn, AL
Project Engineer

MATHEW B. ROOT

AIA, CRX, MBA, OAA

CEO

PROFESSIONAL BACKGROUND

Mathew first joined the firm in 1998, giving him over thirty years of experience as a Project Manager. He currently serves as the President and CEO for MJM Architects. In this role, he manages and directs the firm's various project teams on the design, production, and construction administration of both national rollout programs and the firm's more unique and specialized projects. He also acts as Architect of Record on multiple projects throughout the United States.

As the principal-in-charge of several project teams, he has built long-term relationships with many nationally recognized market leaders in their industries, who continue to rely on MJM as a partner to their ongoing success.

EDUCATION

Bachelor of Architecture, University of Tennessee
Master of Business Administration, University of Tennessee

CERTIFICATIONS & REGISTRATIONS

Registered and Practicing Architect in Many US States
NCARB Certified
LEED AP
(CRX) Certified Retail Property Executive

PROFESSIONAL AFFILIATIONS

Green Building Certification Institute
International Council of Shopping Centers
American Institute of Architects
Ontario Association of Architects

EXPERIENCE

CANTON TOWN CENTER, CANTON, GA

Role: Principal-in-Charge, Project Lead

Mathew was the principal-in-charge and the project lead for an 840,000-sf multiple-tenant shopping center in Canton, GA. Taking over this project from another firm during the schematic design phase, the project was on an accelerated schedule to complete the design and construction document phases to meet the previously established delivery deadlines for the major retailers in the center. Working within a jurisdiction with design requirements at odds with the tenants' desires, MJM worked closely with the Owner to develop a comprehensive design that was acceptable to all stakeholders and could be delivered on time and within budget. Construction administration services were provided throughout the project's construction phase, and all buildings were delivered to the tenants on time, avoiding delay penalties.

OKATIE CROSSINGS, OKATIE, SC

Role: Principal-in-Charge, Project Lead

Mathew served as the principal-in-charge and the project lead to create a master planning package and basis-of-design pattern book for a proposed 1,000,000 sf multi-tenant mixed-use development in Okatie, SC. MJM provided overall master planning, signage guidelines, and wayfinding and created a pattern book for the Owner that was approved by the jurisdiction to use as a guideline for all future development within the Project.

BEST BUY - VARIOUS LOCATIONS

Role: Principal-in-Charge

Mathew started his career in 1998 at MJM as a Project Manager for one of the firm's new clients, Best Buy. In the 25 years since, he has served as a Project Manager, Senior Project Manager, and Principal-in-Chargefor what remains one of the firm's largest clients. MJM provides design, construction documentation, and construction administration for Best Buy for its stores, distribution centers, call centers (Great Call), and service centers (Geek Squad) across the United States. MJM has provided services for new stores, remodels, and expansions, touching nearly half of Best Buy's stores in the United States, and Prototype design services for the various store formats over the years.

LOWE'S HOME IMPROVEMENT & BLAIN'S FARM & FLEET

Role: Principal-in-Charge

Mathew has provided services as the principal-in-charge for both the Lowe's Home Improvement team and the Blain's Farm and Fleet team through their expansion efforts, having completed more than 50 stores totaling 100,000 of each over the last 20 years.

FED-EX GROUND - VARIOUS LOCATIONS

Role: Principal-in-Charge

Mathew has served as principal-in-charge for several of the firm's Fed-Ex Ground projects. As principal-in-charge, he assists the team in the due diligence process, including code analysis and entitlements, provides quality control, and serves as Architect of Record.

KEITH L BUTTS, PE

352-258-2710
klbpe1@gmail.com

Gainesville, Florida

Professional Summary

A highly experienced Civil Engineer with more than 30 years of expertise spanning multiple disciplines, including geotechnical engineering, construction materials testing and inspections. Adept at managing complex projects, ensuring quality control, and conducting thorough testing to ensure structural integrity. Proven track record of delivering successful projects within scope, time, and budget while adhering to industry standards and safety regulations. Strong analytical snd problem-solving skills, with a deep understanding of soil mechanics, foundation design, and material behavior. Committed to innovative solutions and continuous professional development, with a reputation for fostering collaborative relationships with clients, contractors, and stakeholders.

Experience

Regional Manager, Branch Manager, UES Professional Solutions. Gainesville, FL — 2006-Present

- Responsible for the operation and oversight of multiple offices
- Creates and manages up to $6 million budgets, financial statements, and office accounts receivable and payable.
- Interviews, hires and manages employees, conducts staff reviews, and ensures effective performance management for 50 plus professional, technical and office staff.
- Oversees licensed professionals, performs engineering analysis, prepares reports and conducts quality assurance reviews of engineering reports to ensure they meet company standards and client expectations with a focus on engineering standard of care.
- Mentors young engineers and managers across four offices, providing guidance, support, and professional development to foster leadership skills and technical expertise. Creates a collaborative learning environment, helping emerging leaders navigate complex challenges, and ensuring the growth of high-performing teams. Uses effective mentorship and management strategies to develop future leaders, fostering career progression and success.
- Develops and maintains strong relationships with both public and private sector clients, while also directing and coordinating sales and business development staff to drive growth.
- Project administration and oversight including management of geotechnical explorations, construction materials testing and inspections, and environmental assessments, ensuring all projects are executed efficiently, on time, and within budget.

Regional Manager, Giles Engineering Associates, Inc., Sanford, FL — 2002-2006

- Established and grew Orlando office into a successful, multi-disciplined operation offering geotechnical, environmental, and construction testing services.
- Created and managed office budget
- Oversaw a diverse team of staff professionals, office and field personnel, ensuring efficient project execution and adherence to high-quality standards.
- Provided mentorship and guidance to young engineers, helping them develop leadership skills and advance in management roles across two additional offices.
- Played a pivotal role in fostering a collaborative, growth-focused environment while driving operational excellence and ensuring the successful delivery of services to clients.

District Manager, Branch Manager, Staff Engineer, Professional Service Industries, Inc. (PSI), Tampa, FL and Sarasota, FL — 1994-2002

- Managed Construction Services Department in Tampa
- Oversaw three additional offices providing multiple service lines, ensuring the smooth operation of all departmental functions across locations.
- Managed office and department budgets
- Reviewed and wrote engineering reports across various disciplines, ensuring technical accuracy and adherence to industry standards.
- Provided strong leadership and mentorship to staff professionals, supporting their career development and fostering a culture of excellence.
- Collaborated closely with the business development team to attract new clients, maintain strong relationships with existing clients, and drive business growth.

Education

University of Florida, Gainesville, FL - BS, Civil Engineering, 1993
Polk State College, Winter Haven, FL - AA, Business Administration

Licenses

Professional Engineer, 1999

- Florida - #53986
- Georgia - #37878
- Alabama - #36819
- South Carolina - #43930
- North Carolina - #60364

Professional Associations

American Society of Civil Engineers (ASCE)

- Region 5 Governor
- Florida Section President
- Florida Section Regional Vice President
- Suncoast Branch President, Vice President and Treasurer
- Gainesville Branch Treasurer
- University of Florida Student Chapter Practitioner Advisor

National Society of Professional Engineers (NSPE) - member

Florida Engineering Society (FES)

- Member
- University of Florida Student Chapter Vice President

American Council of Engineering Companies (ACEC)

- Florida Institute of Consulting Engineers (FICE) - Public Relations Chair

Project details and references available upon request

OPTIMUS TRAFFIC SOLUTIONS, LLC

Brian Snyder, PE

Principal Engineer & Founder – Optimus Traffic Solutions, LLC
1925 SW 49th Place
Gainesville, FL 32608
352-339-2938 / briansnyder@optimustraffic.com

PROFESSIONAL SUMMARY

Professional Engineer with 19 years of experience in traffic operations, traffic signal design, and transportation planning across public and private-sector roles. Former manager of Marion County's award-winning Traffic Management Center and experienced project manager for traffic impact studies, ICE reports, long-range planning, and permitting. Principal Engineer and Founder of Optimus Traffic Solutions, providing traffic engineering throughout Florida.

WORK HISTORY

Principal - Optimus Traffic Solutions, LLC **January 2025 – Current**

- Prepared Traffic Impact Analyses for private development projects, including trip generation, distribution, and operational analysis.
- Managed quality control of city-wide traffic count program.
- Intersection planning along corridor design.

Project Manager – CHW an NV5 Company **October 2016 – December 2024**

- Prepared traffic studies including; traffic impact analyses, speed studies, Intersection Control Evaluations (ICE)
- Designed roadway improvements
- Designed traffic signals
- Prepared Long Range Transportation Plan for local government

Project Manager II – Marion County Office of the County Engineer **April 2007 – October 2016**

- Implemented and managed Marion County's award winning, $1.5M Traffic Management Center, improving corridor coordination and real-time operations
- Coordinated traffic signals along corridors
- Reviewed and approves all developer's Traffic Impact Studies and Site Plans
- Voting member of the Transportation Advisory Committee of the Transportation Planning Organization
- Designed and provides specifications for traffic signals and traffic signal modifications
- Taught Intermediate Level Maintenance of Traffic class for County Employees
- Supervised staff as Interim County Traffic Engineer
- Worked in the Stormwater Division, Asset Management Division, and Engineering Services Division as an Engineer Trainee

EDUCATION

University of Florida – Gainesville, FL 12/2006
Bachelor of Science: Civil Engineering

LICENSES

Professional Engineer (PE) – FI No. 74607, 2012

SKILLS

Proficient with Synchro/SimTraffic, HCS, Bluebeam, FDOT ICE, FDOT standards, MUTCD, ATMS/TMC operations, Traffic Signal Design and Timing, and MS Office

PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE)

Randy K Wacha

Project Manager

Expertise Environmental Due Diligence for Real Estate Transactions

Academic Background A.A. Degree, General Education, Santa Fe Community College, Gainesville, 1999

Registrations N/A

Certifications EPA Accredited Asbestos Building Inspector

Experience Mr. Wacha has over 23 years of experience in the environmental, geotechnical, and construction materials testing fields. Mr. Wacha's primary responsibilities are managing and performing Phase I and Phase II Environmental Site Assessments (ESAs), asbestos demolition and renovation surveys, contamination assessments, remediations, hydrogeologic investigations, geotechnical drilling, developing and maintaining direct client contact, and/or environmental/geotechnical aspects of other activities as a project coordinator. He is currently coordinating environmental due diligence as well as work on other commercial, institutional and municipal projects. Mr. Wacha has also successfully completed the Troxler Nuclear Density Gauge Safety Training class, the American Concrete Institute (ACI) Concrete Field Testing Technical – Grade I class, the Florida Department of Transportation (FDOT) Earthwork Construction Inspection – Level I class, the Environmental Protection Agency (EPA) Asbestos Inspector Class (and yearly refresher classes), and the Occupational Safety and Health Administration (OSHA) 10-Hour Construction class and 40-Hour Hazwoper class.

Related Projects

- **Wal-Mart Site Assessments, Alachua County, FL.** Mr. Wacha served as Environmental Scientist for Wal-Mart site assessments. Duties included performing Phase I Environmental Site Assessments and monitoring well sampling activities.
- **Lowe's Site Assessment, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this Lowes Retail facility. Duties included on-site Organic Vapor Analyzer (OVA) monitoring and monitoring well development.
- **All Pro Imports, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this commercial development project. Duties included performing a Phase I ESA and Phase II activities (OVA monitoring, soil sampling, monitoring well sampling).
- **University Corners, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this commercial/residential development project located in downtown Gainesville. Duties included monitoring well sampling, monitoring well injections and a demolition/renovation asbestos survey.
- **Hatchet Creek Country Club, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this residential development project. Duties included performing a Phase I and Phase II activities (soil sampling, monitoring well sampling). Groundwater and surface water elevation monitoring activities were also performed as part of this assessment.

- **Dollar General Store, Summerfield, FL.** Mr. Wacha served as Environmental Scientist for this commercial development project. Duties included performing a Phase I ESA.
- **Enterprise Processing Center Assessments, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this commercial development project. Duties included performing Phase I ESA's.
- **Trenton Dry Cleaners, Trenton, FL.** Mr. Wacha served as Environmental Scientist for this commercial project. Duties included performing Emflux passive soil gas sampling.

Universal Office	Gainesville, Florida
Years with Universal	23 (2003)
Years with Other Firms	N/A

Farmlands Alachua

Small-Scale Comprehensive Plan Amendment (SsCPA)

(Application #: PSSC26-0002)

Handout: Best Available Data & Analysis Summary

City of Alachua
City Commission
June 22nd, 2026

NV5 + eda

PN: 25-0677

Small-scale Comprehensive Plan Amendment (SsCPA)

*Commission's decision **must be based on the best Data and Analysis, prepared and also presented during the meeting,** by City Staff, its Advisory Board (PZB), and Subject Matter Experts consistent with relevant Goals, Objectives, and Policies, the LDC, and Florida Statutes.*

Application Facts

FROM:

- Community Commercial;
- Moderate Density Residential; and
- Low Density Residential

TO:

- Community Commercial
- Commercial; and
- Moderate Density Residential;

The WHY:

Redesignate, or exchange, 33.31 acres of existing urban Land Uses ***to allow a master planned site; to create, design, & promote a mixed-use community and greater consistency with City's overall adopted Comprehensive Plan.***

CITY OF ALACHUA STAFF REPORT:

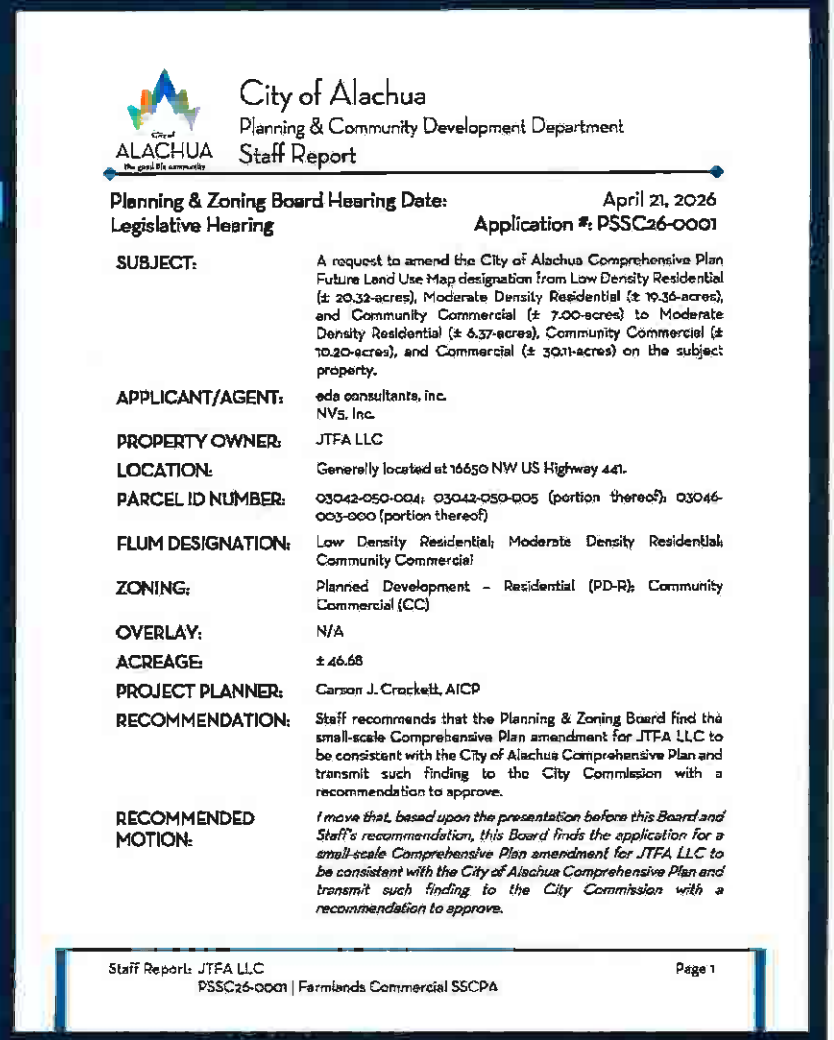
FINDINGS AND RECOMMENDATION

Small-Scale Comprehensive Plan *Map Amendment, 28 consistency points*

RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that, based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.*

City professional staff and the City's of Alachua's Planning & Zoning Board both find the application consistent with the Comprehensive Plan and both recommend Commission approval of the applicant's requested Small-scale amendment.

NV5 Beyond Engineering



City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: April 21, 2026
Legislative Hearing **Application #:** PSSC26-0001

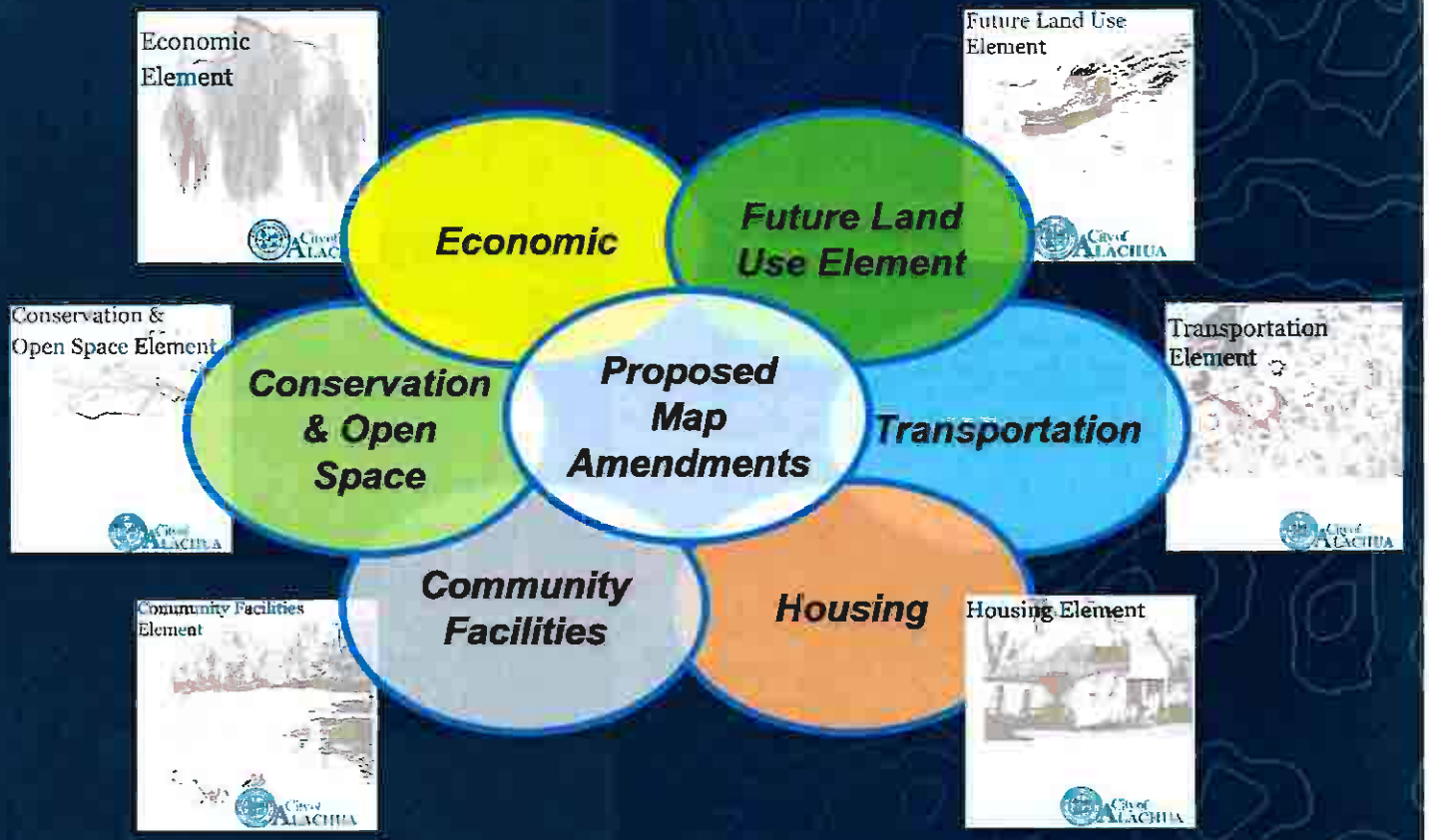
SUBJECT:	A request to amend the City of Alachua Comprehensive Plan Future Land Use Map designation from Low Density Residential (± 20.32-acres), Moderate Density Residential (± 19.36-acres), and Community Commercial (± 7.00-acres) to Moderate Density Residential (± 6.37-acres), Community Commercial (± 10.20-acres), and Commercial (± 30.11-acres) on the subject property.
APPLICANT/AGENT:	eda consultants, inc. NV5, Inc.
PROPERTY OWNER:	JTFA LLC
LOCATION:	Generally located at 16650 NW US Highway 441.
PARCEL ID NUMBER:	03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)
FLUM DESIGNATION:	Low Density Residential; Moderate Density Residential; Community Commercial
ZONING:	Planned Development – Residential (PD-R); Community Commercial (CC)
OVERLAY:	N/A
ACREAGE:	± 46.68
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that, based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.*

Staff Report: JTFA LLC
PSSC26-0001 | Farmlands Commercial SSCPA
Page 1

Public Comment Topics 6/8/6

COMMENT SUBJECT	COUNT
Land Use & Commercial Development	1
Growth vs Sprawl	1
Scale Concern	1
Commercial Impact	4
Commercial Sprawl	1
Consumer Behavior	1
FUTURE LAND USE ELEMENT	**9**
Traffic & Road Infrastructure	3
Traffic & Infrastructure Capacity	4
Traffic, Overpopulation, & Environment	2
Traffic Congestion	3
Traffic & Commercial	1
Traffic Safety	2
Traffic & Lighting	1
Traffic Level of Service (LOS)	1
Stormwater & Traffic	1
TRANSPORTATION ELEMENT	**18**
Housing Supply	1
Housing & Community	1
Community Character	1
Community Identity	1
Community Preservation	1
Quality of Life	1
Community Opposition	1
Public Safety	1
HOUSING ELEMENT	**8**
Wastewater & Water	1
Water Infrastructure	2
COMMUNITY FACILITIES ELEMENT	**3**
Environment / Water	1
Water & Aquifer	1
Water Contamination	1
Environmental Impact	2
Environmental / Geology	1
CONSERVATION & OPEN SPACE ELEMENT	**6**
Economic Opportunity	1
Economic Benefit	1
Economic Impact	1
ECONOMIC ELEMENT	**3**

What Data & Analysis Supports Approval...



Staff Report identifies 28 consistency points

Future Land Use Element:

Goal 1: Guide development in sustainable manner, ensure economic prosperity and stability while maintaining high quality of life for all present and future citizens, businesses, and visitors.

POLICY 1.2.b: Moderate Density Residential, step down density

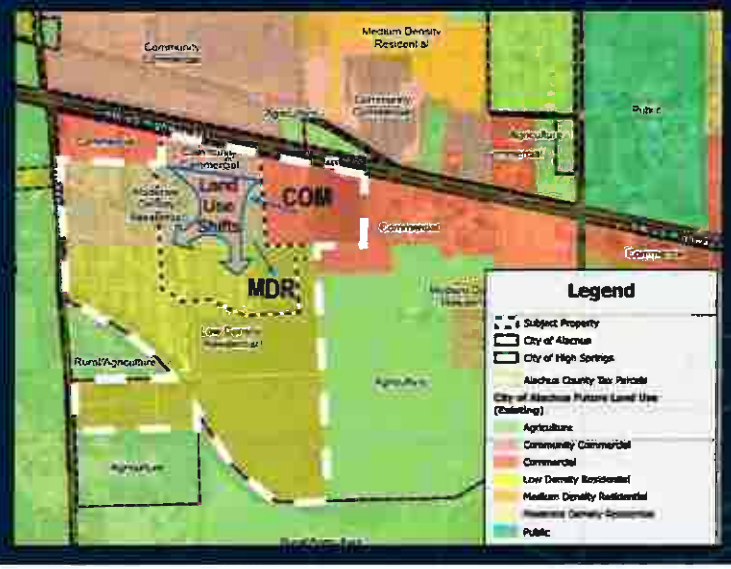
POLICIES 1.3.a & 1.3.b: Community Commercial / Commercial scale

POLICIES 1.3.f & 1.3.g: Development Pattern / Activity Centers

POLICY 2.7.a: Discourage the proliferation of urban sprawl

POLICIES 5.1.a, 5.1.b, 5.1.c, 5.1.d, & 5.1.e: Protection of Topography, Soils, Flood Prone Areas, Wetlands, & Habitat

- *The land has existing urban land use designations: Community Commercial, Moderate Density Residential, and Low Density Residential Classifications.*
- *The site currently is operated as a commercial nursery / tree farm.*
- *The Small-scale Comprehensive Plan Amendment, of 33.31 acres, represents less than one percent (0.1425%) of the entire City of Alachua area.*
- *Urban land use areas are exchanged, or redistributed, to create greater consistency with Comprehensive Plan's Goals, Objectives, and Policies.*
- *A logical nexus exists, as the land use area is surrounded on both sides by the same land use classification requested.*
- *The Small-scale request concentrates the requested Commercial land centrally and creates a mixed-use community, consistent with multiple Comprehensive Plan Goals, Objectives, and Policies.*
- *The request discourages linear sprawl development patterns and is consistent with Florida Statutes Chapter 163.3177 on all eight (8) urban form criteria*



FUTURE LAND USE MAP COMPARISON

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Community Commercial	7.0	0.6 FAR (Per Ac.)[1] 15 UPA[2]	182,952 SF 105 Units
Moderate Density Residential	19.36	4 UPA	77 Units
Low Density Residential	20.32	1 UPA	20 Units
Total	**46.68**		**182,952 SF / 202 Units**

Table 2.a. Existing FLU Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Commercial and Community Commercial	40.31	0.17 FAR (Per Ac.)[3] 0 UPA	298,503 SF 0 Units
Moderate Density Residential	6.37	4 UPA	25 Units
Total	**46.68**		**298,503 SF / 25 Units**

[1] FAR per Comprehensive Plan FLUE Policy 1.3.e
[2] UPA per Comprehensive Plan FLUE Policy 1.3.e
[3] FAR per proposed PD-COMM zoning for Site

Table 2.b. Proposed FLU Map

Net Change	
Non-Residential	+115,551 SF
Residential	-177 Units

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.6 FAR[1] 15 UPA[2]	717,433 SF 411 Units
PD-R	155.34	1.77 UPA[3]	275 Units
Total	**182.79**		**717,433 SF / 686 Units**

[1] FAR per Comp Plan FLUE Policy 1.3.e & LDR Table 3.1-1
[2] UPA allowed per Comp Plan FLUE Policy 1.3.e and LDR Tables 5.1-4 & Table 3.1-1
[3] UPA allowed per existing PD-R zoning

Table 3.a. Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR[1]	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 UPA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

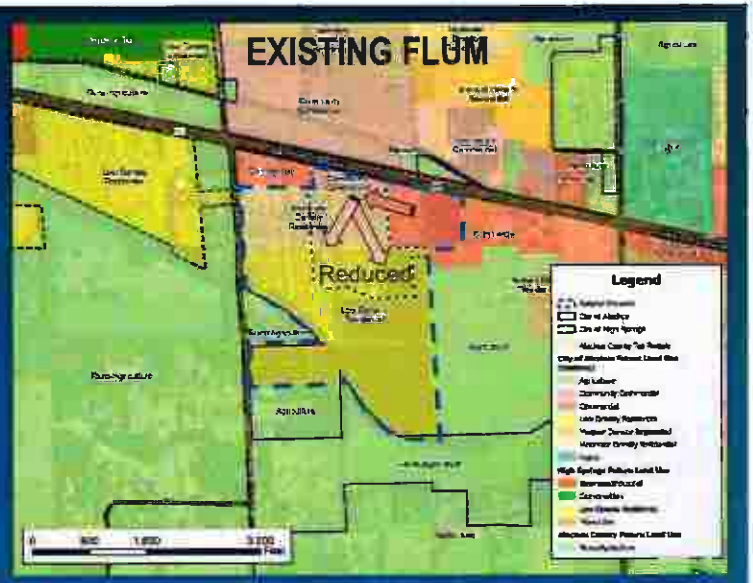
[1] FAR per proposed PD-COMM zoning for Site

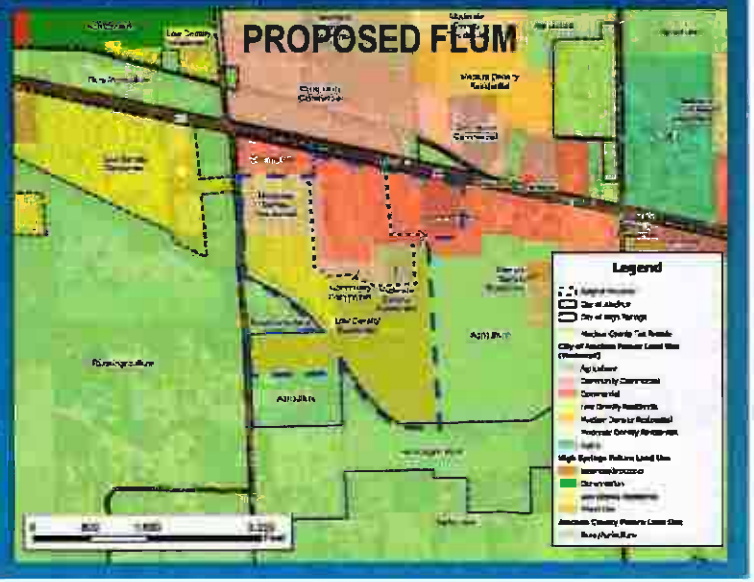
Table 3.b. Proposed Zoning Map

Net Change	
Non-Residential	+267,433 SF
Residential	-483 Units

Even though Community Commercial and Commercial Future Land Use Map land areas are slightly increasing within the project area, as the two residential areas are reduced & relocated within the site and City, ***the companion PD Rezoning applications cap allowed residential dwellings and non-residential square footage below the by right Future Land Use Map classifications allowances for density / intensity.***

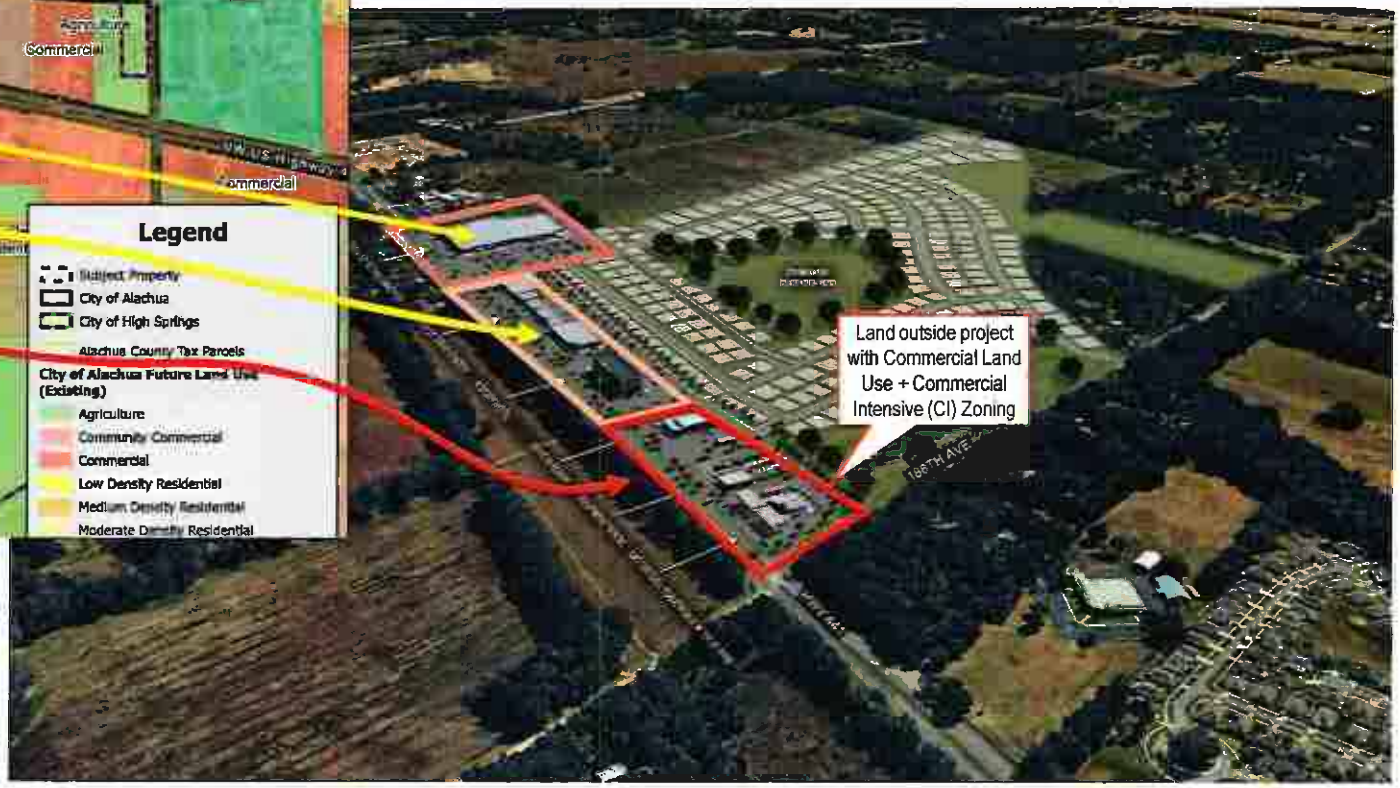
This underscores the fact that piecemeal development has far greater impact than a mixed-use master planned project, as supported in City's Compressive Plan.





PNV5 Beyond Engineering

What By-Right Development would look like.



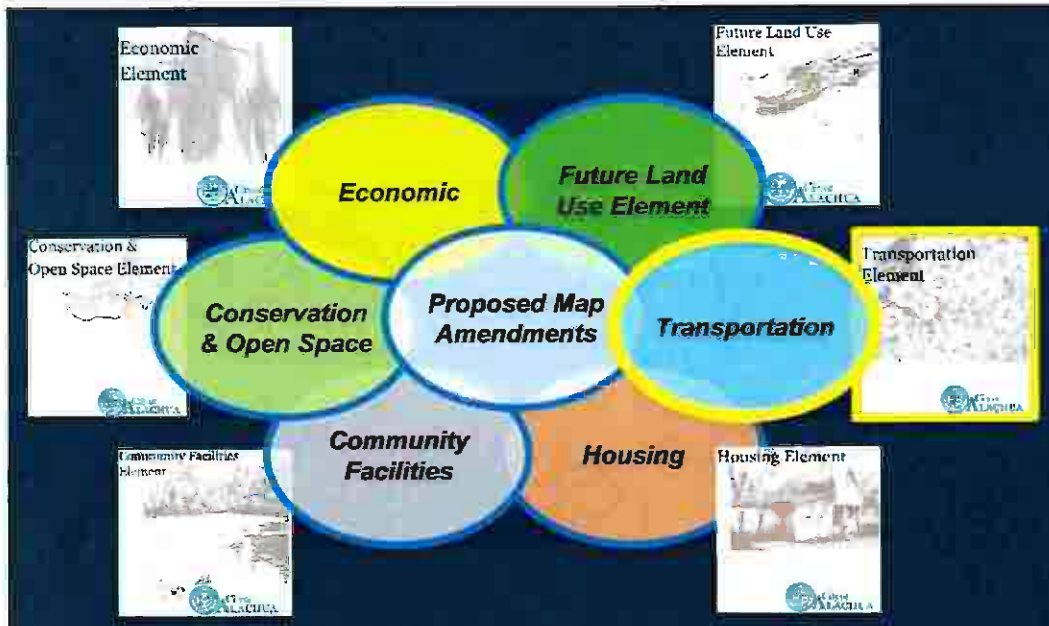
The existing Future Land Use Map contains more intensity than the proposed project seeks, but in a linear strip pattern along US Highway 441 corridor.

The small-scale request concentrates land use areas, creates transitional density buffering, and has greater consistency with the City's adopted Comprehensive Plan by creating a mixed-use community.

MJM ARCHITECTS
100% Employee Owned
2948 SIDCO DR
Nashville, TN 37204
Phone: 615-244-8170
www.mjmarch.com

BY-RIGHT DEVELOPEMENT
ALACHUA, FLORIDA
05/29/2026

832 GEORGIA AVE
Chattanooga, TN 37402
Phone: 423-654-7104
www.risepartners.net
RISE PARTNERS



Transportation Element:

OBJECTIVES 1.1 & 1.2: Safe, Convenient, & Efficient / Access Management.

POLICIES 1.4.b & 1.4.e: Sidewalks / Multi-modal land use mix

Master Planning Benefits

- *Retains commitment* to keep NW 188th Street emergence access only.
- *Creates dedicated interconnectivity* for non-non-motorized to rear residential via multi modal paths.
- *Implements FDOT coordination* (traffic signal that by-right development doesn't yield, accel/decel lanes, commitment to improve traffic signal timing – all things on state roads that the City nor Commission can do today).

DATA & ANALYSIS SUPPORTING APPROVAL

Proposed Project is Master Planned Mixed-Use development, with substantial improvements to overall transportation network will be privately funded:

- *Definitive transportation enhancements to US 441 corridor;*
- *Transportation System Management projects benefiting City / County;*
- *Internal sidewalk system, with connection to abutting parcels;*
- *Initial link in Rail / Trail creation along former rail line;*
- *Extends Level of Service, improves timing on specific segments; and*
- *All improvements are provided by project, not City or State funds.*

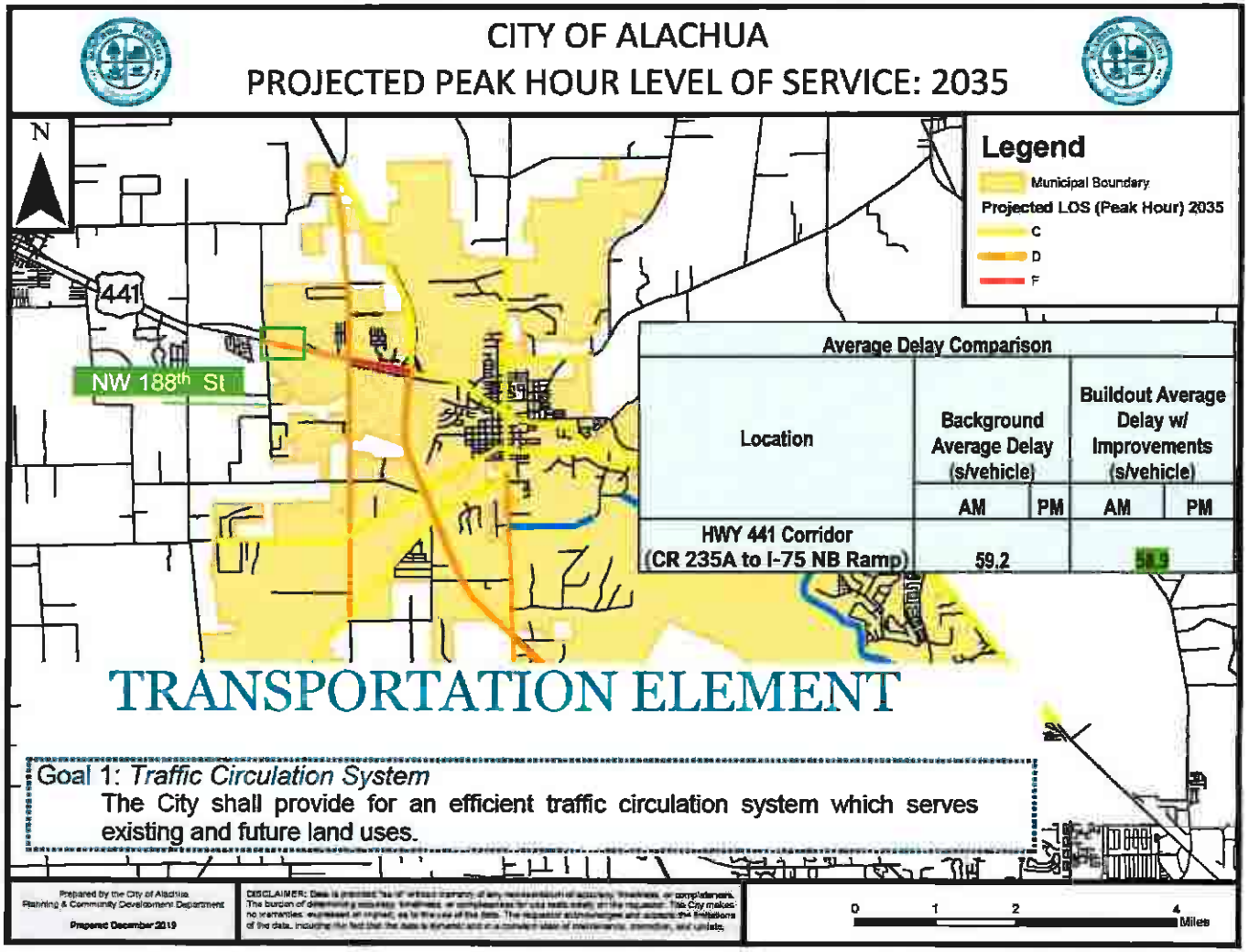
CITY OF ALACHUA FUTURE TRAFFIC CIRCULATION MAP: 2035. Adopted December 9, 2024

The Traffic Circulation Map identifies one (1) Segment operating at LOS F by year 2035, with no State nor local plans nor projects proposed to address projected road deficiency.

Although Segment 6 reaches Level of Service F, the proposed Small-scale FLUM amendment contains numerous mobility projects on the US 441 corridor. Those projects are:

- *New signalization at project entrance;*
- *Comprehensive US 441 signal study,*
- *Onsite & offsite turn, accel, decel lanes;*
- *Sidewalks inside/outside project; and*
- *City's first rail/trail link.*

NV5 Beyond Engineering



Housing Element:

POLICIES 1.1.a & 1.1.i: Encourage variety of housing and mixed-use sites

Existing project has preliminary plat and Phase 1 plans are moving forward.

DATA & ANALYSIS SUPPORTING APPROVAL

Proposed Project is Master Planned Mixed-Use development, with:

- *Variety of residential lot sizes, encouraging housing options;*
- *Interconnected sidewalks and trails, both internally & externally;*
- *Interconnected streets, both internally & externally; and*
- *Neighborhood-scaled amenities for residents and their guests.*

United States Census Bureau

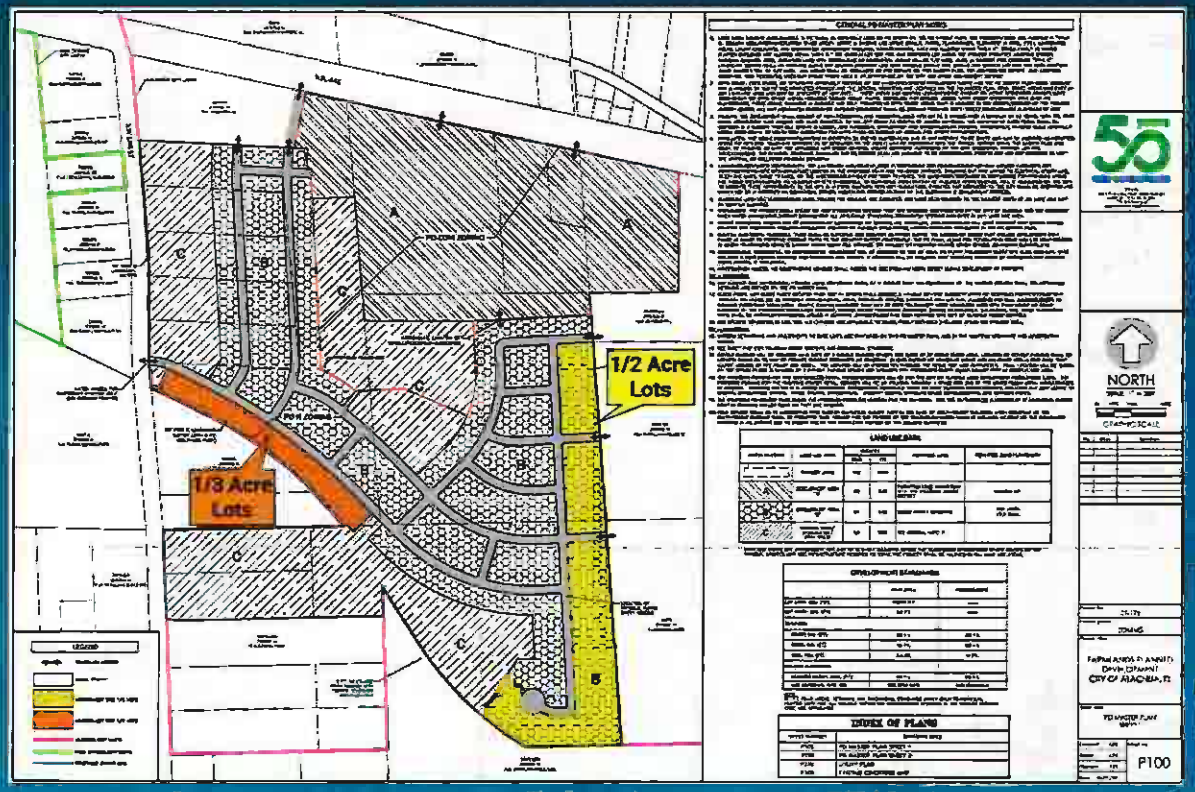
BEBR Bureau of Economic and Business Research

Zillow

FLORIDA HOUSING COALITION

Best Available Data & Analysis utilized to document housing need and community growth

Housing Element Information



Beyond Engineering

Summary Points

- ***Project retains all commitment to original PD*** *zoning master plan promises.*
- ***Proposed residential pattern is consistent with and typical*** *for this area of Alachua, and abutting existing approved and occupied developments within the City and High Springs.*
- ***Project adds need housing stock,*** *with lot sizes larger than seen in many other City projects.*
- ***Both Land Use and Planned Development Zoning creates a density gradient transition*** *from commercial to abutting and adjacent residential properties. Perfect balance of adding needed housing and doing it sensitive to surrounding context.*

DATA & ANALYSIS SUPPORTING APPROVAL

Proposed Master Planned Mixed-Use development, :

- *The City has adequate Potable Water & Sanitary Sewer capacity to fully serve project;*
- *Project will be permitted and regulated through:*
  - *City of Alachua;*
  - *Suwannee River Water Management District;*
  - *Florida Department of Transpiration; and*
  - *Florida Department of Environmental Protection.*

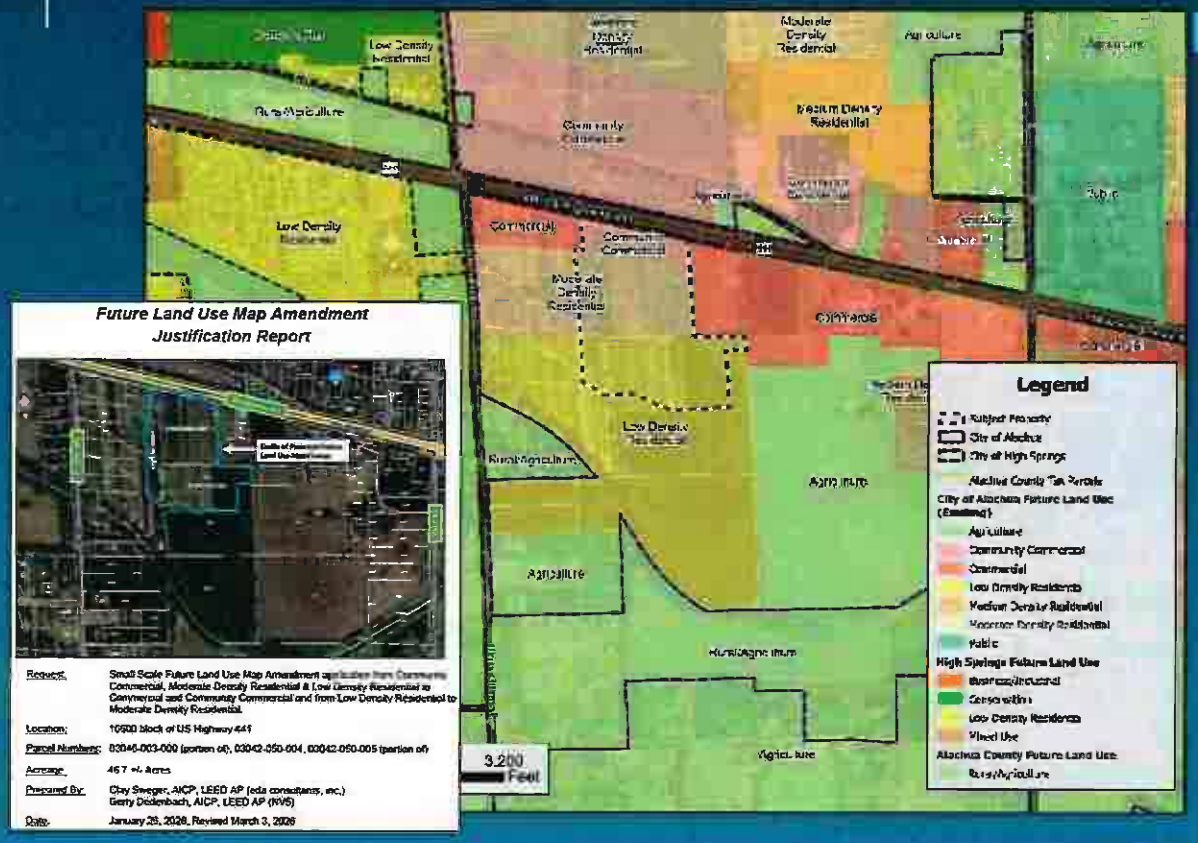
Community Facilities Element:

POLICIES 1.2.a, 4.1.b & 5.1.a: Public Utility & High Aquifer Recharge

Project results in a net reduction in both potential residential units and non-residential sq. ft. upon the property.

In addition, the project will introduce a signalized intersection and include Transportation System Management (TSM) projects/strategies along the US Highway 441 Corridor in coordination with the Florida Department of Transportation

Community Facilities Element



NV5 Beyond Engineering

Summary Points

- *Land within project site already has urban map designations.*
- *Potable Water & Sanitary Sewer utilities available* ***to serve the property.***
- ***Existing water main on NW 188th St, which underscores fact*** *project is not urban sprawl.*
- *Project will result in higher environmental / stormwater regulations and monitoring* ***than commercial agriculture operation.***
- ***Scientist reviewed site and proposed project*** *does not create concern with former landfill site.*
- *Master planned project can coexist and be compliment Alachua's Main Street downtown* ***by contrasting offerings and local options for specialty retail and service offerings.***

Conservation & Open Space Element:

OBJECTIVE 1.3: No Listed Species

POLICIES 1.3.b, 1.3.d, & 1.3.e: Identify and protect species, Inventory

POLICIES 1.4.f, Promote mixed-use development

OBJECTIVE 1.7: Identify, protect, and conserve significant geological resources and natural function

OBJECTIVE 1.10 Wetlands

DATA & ANALYSIS SUPPORTING APPROVAL

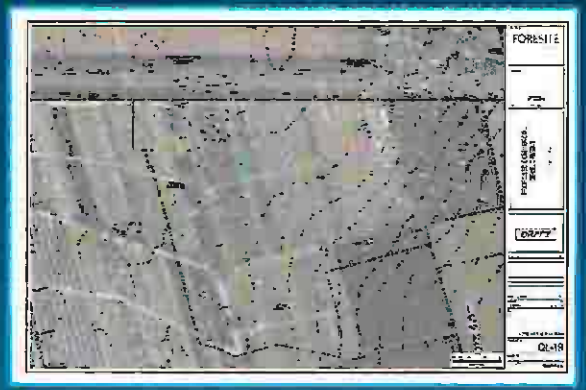
Proposed Project is Master Planned Mixed-Use development, with:

- *Geotech data that supports urban development form & pattern;*
- *No evidence of floodplain, sinkholes, ecological, environmental hazards;*
- *Water consumption lower than commercial agricultural uses.*
- *Stormwater Management Facilities permitted by Water Management District, Best Management Practices (BMPs) ensure aquifer recharge;*
- *No Superfund Site present in City of Alachua (1 in Gainesville); and*
- *No evidence of former Alachua County Landfill affecting property;*

Master Planning Benefits

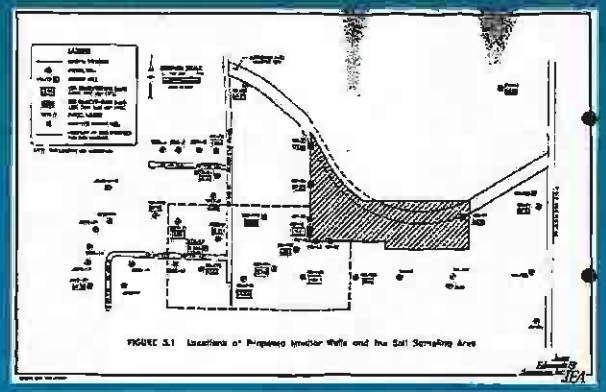
- *Provides unified stormwater, with tighter controls* ***through Water Management District.***
- *Creates dedicated interconnectivity* ***for non-non-motorized to rear residential via multi modal paths.***

Applicant conducted Geotech analysis, additional review will occur during site plan process. No offsite contamination.

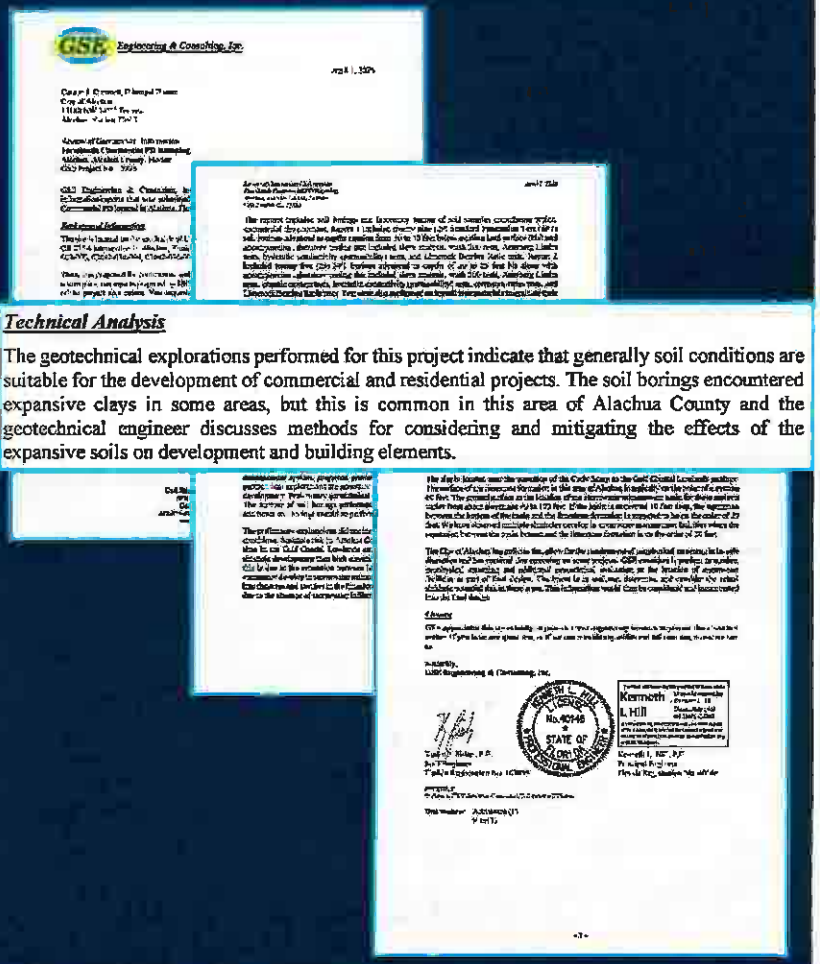


- *60 soil borings at depths of up to 40' have been conducted.*
- *Site deemed suitable for Urban Development, comparable with other developed land in immediate context area (Santa Fe Ford, Impact Family Church)*

- *Only one superfund site exists in Alachua County, in Gainesville.*
- *No evidence of contamination exists on property nor reason to believe site would affect former landfill and proximate properties.*



City's expert affirms soils suitable for proposed uses in City of Alachua



Technical Analysis

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

NV5 Beyond Engineering

Economic Element:

Objective 1.6: *Mixed Use, Workforce Housing*

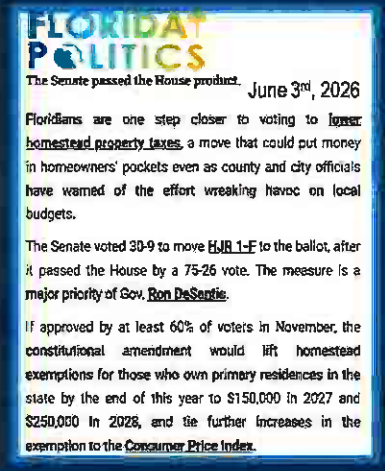
The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.6.a: Create inventory of parcels [illegible] and multi-family [illegible]

Policy 1.6.b: Consider a mix of owner-occupied and rental housing for employees that will maintain the neighborhood character and community fabric.

Policy 1.6.c: Allow single-family and multi-family residential housing in close proximity to employment centers within appropriate land use categories and zoning districts.

Policy 1.6.d: Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.



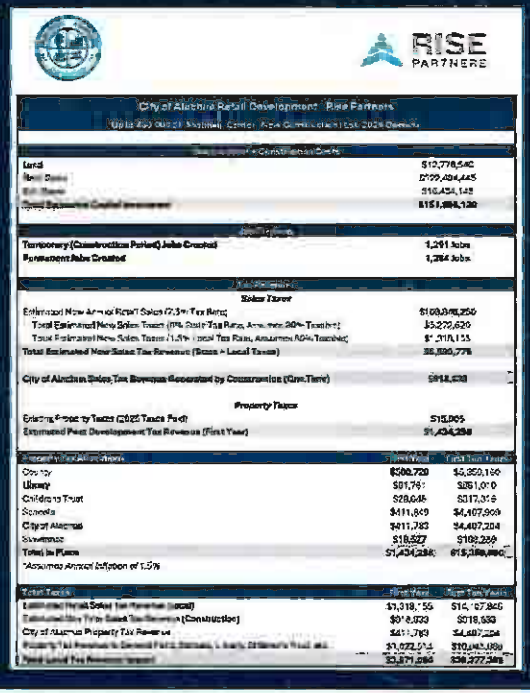
FLORIDA POLITICS

The Senate passed the House product. June 3rd, 2026

Floridians are one step closer to voting to lower homestead property taxes, a move that could put money in homeowners' pockets even as county and city officials have warned of the effort wreaking havoc on local budgets.

The Senate voted 30-9 to move HJR 1-F to the ballot, after it passed the House by a 75-26 vote. The measure is a major priority of Gov. Ron DeSantis.

If approved by at least 60% of voters in November, the constitutional amendment would lift homestead exemptions for those who own primary residences in the state by the end of this year to $150,000 in 2027 and $250,000 in 2028, and tie further increases in the exemption to the Consumer Price Index.



Ad Valorem Increase

Economic Development Consideration

Total number of homesteaded properties in City of Alachua	3,152
Total Assessed Value of those properties in City	$616,694,929
Total number of homesteaded properties in City with assessed values greater than $250,000	827
Total Assessed Value of those properties	$279,996,367
Proposed Homestead Exemption impact (827 x $250,000)	$206,750,000
Total Remaining Assessed Value	$73,246,367
Reduction in Assessed Value of Homestead properties	-$543,448,562
City of Alachua Millage Rate (2025-2026)	6.25
Ad valorem revenue reduction	-$3,396,554

Overall Revenue Reduction

RISE PARTNERS

City of Alachua Retail Development - Rise Partners
Up to 450,000 SF Shopping Center | New Construction | Est. 2028 Opening
Pre vs Post Development Property Tax Analysis

In Place Property Taxes		
	$5,553	County
	$685	Library
	$329	Childrens Trust
	$4,567	Schools
	$4,567	City of Alachua
	$205	Suwannee
	$15,906	**Total In Place Property Taxes**
Post Development Property Taxes		
Income Approach - Assessor's Office		
Total SF	341,192	*450,000 SF Allowable; Conservative Approach
NNN Rent / SF $	14.00	*From Alachua County Assessor's Office; Conservative
NOI $	4,776,688	
Exit Cap Rate	7.25%	*From Alachua County Assessor's Office; Conservative
Value $	65,885,352	$193.10 PSF
Millage Rate	**Post Dev Prop Taxes (Yr. 1)**	
7.5 $	500,729	County
0.9374 $	61,761	Library
0.45 $	29,648	Childrens Trust
6.251 $	411,849	Schools
6.25 $	411,783	City of Alachua
0.2812 $	18,527	Suwannee
21.7896 $	1,434,298	**Total Post Development Prop Taxes (Yr. 1)**
Total Property Tax Increment Created		
$	495,176	County
$	61,076	Library
$	29,320	Childrens Trust
$	407,282	Schools
$	407,217	City of Alachua
$	18,322	Suwannee
$	1,418,392	**Total Yr. 1 Property Tax Increment Created Post Development**

NV5 Beyond Engineering

Farmlands Alachua

Small-Scale Comprehensive Plan Amendment (SsCPA)

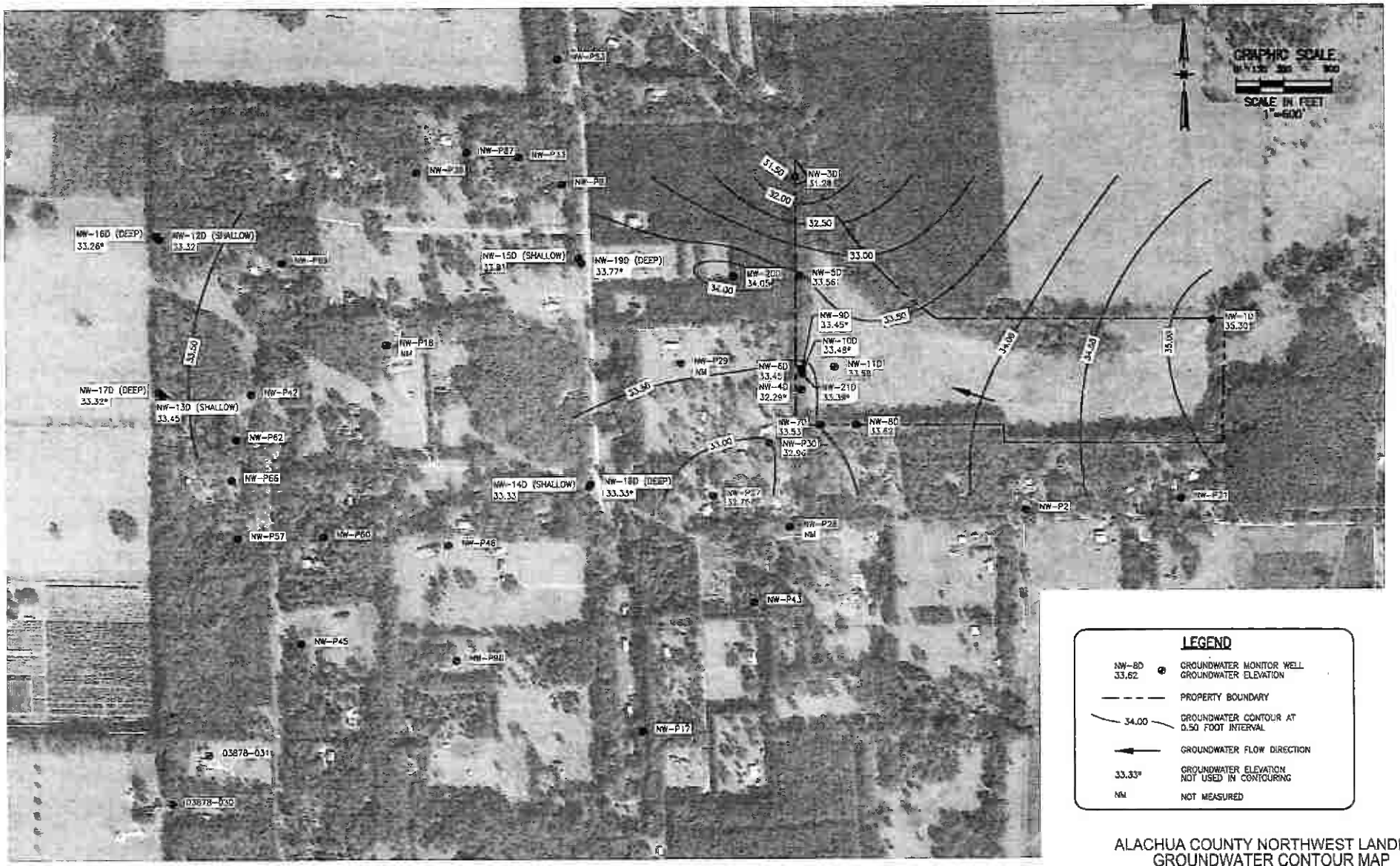
(Application #: PSSC26-0002)

Handout: Best Available Data & Analysis Summary

City of Alachua
City Commission
June 22nd, 2026

NV5 + eda

PN: 25-0677



LEGEND

NW-8D 33.62	GROUNDWATER MONITOR WELL GROUNDWATER ELEVATION
	PROPERTY BOUNDARY
34.00	GROUNDWATER CONTOUR AT 0.50 FOOT INTERVAL
	GROUNDWATER FLOW DIRECTION
33.33*	GROUNDWATER ELEVATION NOT USED IN CONTOURING
NM	NOT MEASURED

NOTES:
* NW-8D GROUNDWATER ELEVATION USED FOR THE WELL CLUSTER IN THAT AREA.

ALACHUA COUNTY NORTHWEST LANDFILL
GROUNDWATER CONTOUR MAP
JULY 1, 2025

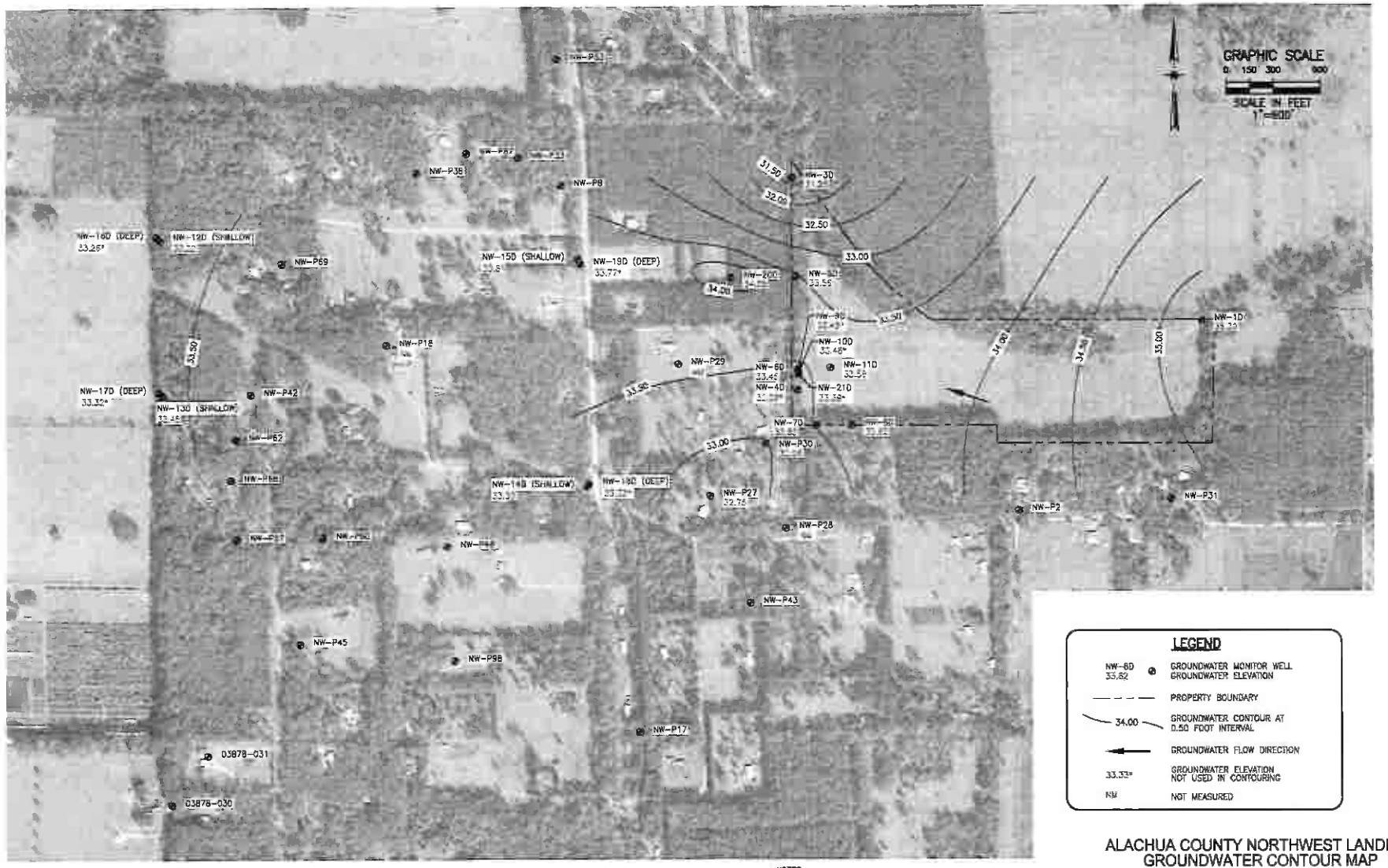
JonesEdmunds

PLOTTED: 10/3/2025 02:03 PM RASHAN MARTIN, PE
10/3/2025 2:01 PM RMARTIN Y:\WORK\JONES EDMUNDS\ALACHUA COUNTY\NW LANDFILL\GW 2025\2025\ALACHUA_2025.DWG

GROUNDWATER ELEVATION DATA
ALACHUA COUNTY NORTHWEST LANDFILL
SECOND SEMIANNUAL 2025

WELL NAME	TOP OF CASING	CONTOUR MAP			TIME OF SAMPLING		
		MAP DATE	DEPTH TO WATER	GROUNDWATER ELEVATION	SAMPLE DATE	DEPTH TO WATER	GROUNDWATER ELEVATION
	(NGVD,FT)		(FT)	(NGVD,FT)		(FT)	(NGVD,FT)
NW-1D	123.27	7/1/2025	87.97	35.30	7/2/2025	88.17	35.10
NW-3D	97.91	7/1/2025	66.63	31.28	NS	NS	NS
NW-4D	108.50	7/1/2025	76.21	32.29	NS	NS	NS
NW-5D	100.75	7/1/2025	67.19	33.56	7/2/2025	67.20	33.55
NW-6D	108.03	7/1/2025	74.58	33.45	7/1/2025	74.58	33.45
NW-7D	116.43	7/1/2025	82.90	33.53	7/2/2025	82.91	33.52
NW-8D	122.08	7/1/2025	88.46	33.62	7/2/2025	88.48	33.60
NW-9D	107.55	7/1/2025	74.10	33.45	7/1/2025	74.10	33.45
NW-10D	107.70	7/1/2025	74.22	33.48	7/1/2025	74.22	33.48
NW-11D	109.19	7/1/2025	75.61	33.58	7/2/2025	75.63	33.56
NW-12D	82.82	7/1/2025	49.50	33.32	NS	NS	NS
NW-13D	87.86	7/1/2025	54.41	33.45	NS	NS	NS
NW-14D	88.42	7/1/2025	55.09	33.33	7/2/2025	55.05	33.37
NW-15D	89.43	7/1/2025	55.62	33.81	7/2/2025	55.60	33.83
NW-16D	82.79	7/1/2025	49.53	33.26	NS	NS	NS
NW-17D	87.82	7/1/2025	54.50	33.32	NS	NS	NS
NW-18D	88.48	7/1/2025	55.15	33.33	7/2/2025	55.16	33.32
NW-19D	89.48	7/1/2025	55.71	33.77	7/2/2025	55.70	33.78
NW-20D	95.93	7/1/2025	61.88	34.05	NS	NS	NS
NW-21D	108.16	7/1/2025	74.77	33.39	7/1/2025	74.77	33.39
NW-P18	84.42	NM	NM	NM	NS	NS	NS
NW-P27	107.29	7/1/2025	74.54	32.75	7/9/2025	73.70	33.59
NW-P28	128.90	NM	NM	NM	7/9/2025	NM	NM
NW-P29	91.00	NM	NM	NM	NS	NS	NS
NW-P30	111.07	7/1/2025	78.11	32.96	7/9/2025	NM	NM

NGVD - National Geodetic Vertical Datum
NAVD - North American Vertical Datum
NS - Not Sampled
NM - Not Measured or Dry; refer to letter for details
NA - Not Available



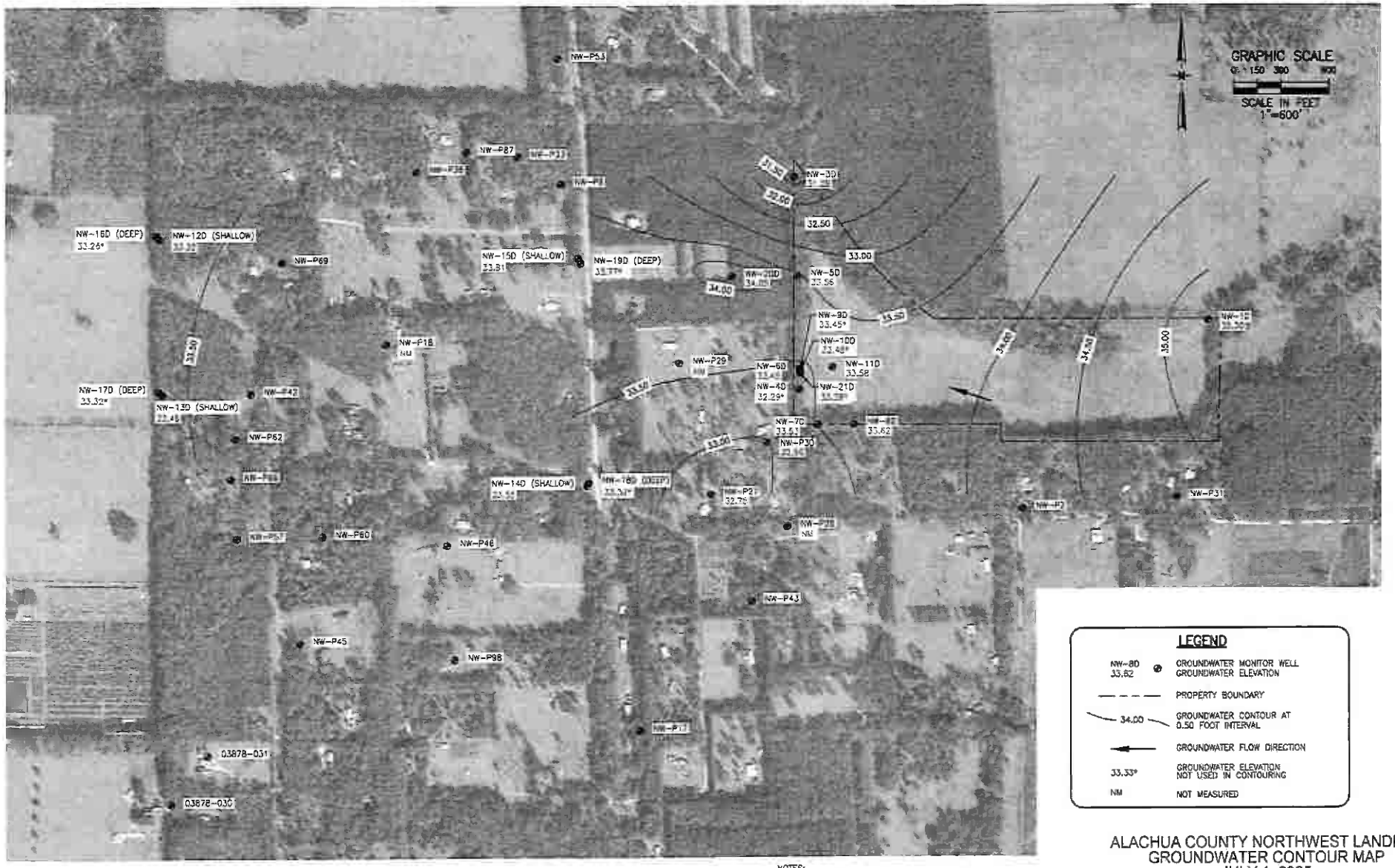
NOTES:
* NW-6D GROUNDWATER ELEVATION USED FOR THE WELL CLUSTER IN THAT AREA.

ALACHUA COUNTY NORTHWEST LANDFILL
GROUNDWATER CONTOUR MAP
JULY 1, 2025

JonesEdmunds

PLOTTED: 10/3/2025 02:03 PM ROBIN MARTIN, FE

SAVED: 10/3/2025 2:02 PM RMARTIN V:\DWG\JONES EDMUNDS\ALACHUA COUNTY\NW LANDFILL\DWG 2025\2025\MAORIANA_2552.DWG



NOTES:
* NW-8D GROUNDWATER ELEVATION USED FOR THE WELL CLUSTER IN THAT AREA.

ALACHUA COUNTY NORTHWEST LANDFILL
GROUNDWATER CONTOUR MAP
JULY 1, 2025

JonesEdmunds

PLOTTED: 10/3/2025 02:03 PM RASHIM MARTIN, PE
SAVED: 10/3/2025 2:02 PM RMARTIN N:\GWA\JONES EDMUNDS\ALACHUA COUNTY\NW LANDFILL\GW 2025\2025 ALACHUA\NW_2550.DWG

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT
ALACHUA COUNTY NORTHWEST LANDFILL
SECOND SEMIANNUAL 2025

PARAMETER		CONDUC-TIVITY (FIELD)	DEPTH TO WATER FROM MEASURE PT	DISSOLVED OXYGEN (FIELD)	GROUND-WATER ELEVATION	pH (FIELD)	REDOX POTENTIAL	TEMPER-ATURE (FIELD)	TURBIDITY (FIELD)	CHLORIDE	NITRATE NITROGEN	TOTAL DISSOLVED SOLIDS	IRON
STANDARD UNITS		(1) uS/cm	(1) ft	(1) ppm	(1) ft, NGVD	6.5-8.5 S.U.** S.U.	(1) mV	(1) deg C	(1) NTU	250 mg/L** mg/L	10 mg/L* mg/L	500 mg/L** mg/L	300 µg/L** µg/L
Background													
NW-1D	07/02/2025	438	88.17	2.41	35.10	7.21	139.0	23.7	71.0	7.5	0.39	270	2500
Intermediate													
NW-11D	07/02/2025	773	75.63	0.15	33.56	6.80	253.8	24.3	6.08	5.9	-	460	350
Compliance													
NW-5D	07/02/2025	420	67.20	2.38	33.55	7.33	254.1	23.3	3.11	7.3	-	230	<110
NW-6D	07/01/2025	771	74.58	1.62	33.45	6.80	254.7	24.4	10.6	9.6	-	460	<110
NW-7D	07/02/2025	733	82.91	2.41	33.52	7.03	249.8	24.1	3.00	19	-	350	1900
NW-8D	07/02/2025	772	88.48	4.97	33.60	6.77	260.4	24.1	12.6	7.2	-	360	1100
NW-9D	07/01/2025	914	74.10	0.57	33.45	6.69	255.3	24.4	0.24	14	-	530	<110
NW-10D	07/01/2025	796	74.22	0.10	33.48	7.29	257.8	24.2	0.37	16	-	470	<110
NW-21D	07/01/2025	302	74.77	5.89	33.39	7.59	256.8	23.4	3.77	5.6	-	190	<110
Assessment													
NW-14D	07/02/2025	272	55.05	5.86	33.37	7.53	26.6	23.2	0.3	7.6	-	200	<110
NW-15D	07/02/2025	292	55.60	6.22	33.83	7.51	80.1	23.0	0.13	5.7	-	180	<110
NW-18D	07/02/2025	331	55.16	1.32	33.32	7.45	55.1	23.2	0.12	10	-	220	<110
NW-19D	07/02/2025	351	55.70	5.82	33.78	7.36	101.6	22.8	0.14	5.2	-	210	<110
Water Supply													
NW-P26	07/08/2025	581	-	6.18	-	7.16	248.7	22.7	0.41	13	6.1	360	<110
NW-P27	07/09/2025	241	73.70	4.83	33.59	7.66	244.7	23.7	1.41	9.4	0.17 I	160	3600
NW-P28	07/09/2025	457	-	12.79	-	7.44	244.4	23.3	0.69	5.6	2.4	260	<110
NW-P30	07/09/2025	617	-	0.63	-	7.11	249.0	24.8	5.61	7.1	4.7	370	<110
NW-P40	07/08/2025	740	-	6.88	-	7.30	245.6	23.7	0.19	49	-	-	-
Gorrick	07/08/2025	532	-	4.92	-	6.83	230.8	25.0	0.51	11	4.9	330	<110
Matilsky House	07/09/2025	532	-	12.71	-	7.15	247.9	22.8	0.60	19	-	-	-
Watson	07/08/2025	502	-	6.05	-	7.21	243.1	23.1	0.94	7.8	-	-	-
Bruck	07/08/2025	412	-	6.08	-	7.36	250.6	24.7	1.05	5.8	-	-	-

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT
ALACHUA COUNTY NORTHWEST LANDFILL
SECOND SEMIANNUAL 2025

PARAMETER		MANGANESE	1,1-DICHLORO-ETHANE	1,2-DIBROMO-ETHANE (EDB)	1,2-DICHLORO-BENZENE	1,2-DICHLORO-PROPANE	1,4-DICHLORO-BENZENE	CIS-1,2-DICHLORO-ETHENE	DICHLORO-METHANE	TETRA-CHLORO-ETHENE	TRICHLORO-ETHENE	VINYL CHLORIDE	DICHLORO-DIFLUORO-METHANE
STANDARD UNITS		50 µg/L** µg/L	70 µg/L*** µg/L	0.02 µg/L* µg/L	600 µg/L* µg/L	5 µg/L* µg/L	75 µg/L* µg/L	70 µg/L* µg/L	5 µg/L* µg/L	3 µg/L* µg/L	3 µg/L* µg/L	1 µg/L* µg/L	1400 µg/L*** µg/L
Background													
NW-1D	07/02/2025	<8.4	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Intermediate													
NW-11D	07/02/2025	120	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Compliance													
NW-5D	07/02/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-6D	07/01/2025	17	<0.62	0.41	<0.68	1.4	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-7D	07/02/2025	33	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-8D	07/02/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-9D	07/01/2025	-	<0.62	0.22	<0.68	2.1	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-10D	07/01/2025	-	2.5	3.2	<0.68	6.0	<0.71	36	<3.5	0.84 I	3.9	3.0	2.9
NW-21D	07/01/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Assessment													
NW-14D	07/02/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-15D	07/02/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-18D	07/02/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-19D	07/02/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Water Supply													
NW-P26	07/08/2025	-	2.2	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-P27	07/09/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-P28	07/09/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-P30	07/09/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-P40	07/08/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Gorrick	07/08/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Matilsky House	07/09/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Watson	07/08/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Bruck	07/08/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61

Before I cast my vote tonight, I want to speak directly to the residents of Alachua and to the developer.
I have heard the concerns from our community loud and clear. I understand the worries about traffic, infrastructure, and the possibility of attracting a business that may not align with the character and values that make Alachua special. These concerns are real, and they deserve to be taken seriously.
I also believe growth is inevitable. The question before us is not whether Alachua will grow, but whether we will help shape that growth in a way that reflects our values and prepares our city for the future. My responsibility as a City Commissioner is to consider the long-term interests of our community, respect the rights of property owners, and make decisions that I believe will benefit Alachua for years to come.
Tonight, I intend to vote in favor of this development proposal. That vote is not an endorsement of any specific retailer, nor is it a dismissal of the concerns I have heard from residents. It is a belief that responsible development and community values can coexist.
To the developer, I ask this: please do not view Alachua as simply another market opportunity. Take the time to understand who we are. Listen to our residents. Study our traffic patterns, support our local businesses, and consider the vision we have for our city. If you ultimately bring a retailer to this site, choose one that complements our community and serves the people who call Alachua home.
I know there are people who will disagree with my vote tonight, and I respect that. But I did not run for office to make only easy decisions or to vote based solely on what might help me win another election. I ran because I love Alachua.
For years, I have poured my heart into this community. I show up at events, walk neighborhoods, volunteer my time, ~~you~~ Some coach our kids, and continuously educate myself so I can make informed decisions on behalf of our city. I hope ~~you~~ will judge me not by a single vote, but by my years of service, my commitment to this city, and the integrity with which I make every decision.
Growth should not happen to Alachua it should happen with Alachua. I love this community enough to make difficult choices, and I will continue showing up for Alachua tomorrow just as I did yesterday.

Jennifer Ringersen

Carson J. Crockett

From: CHRISTOPHER CLINE <kwautomail@phone2action.com>
Sent: Thursday, June 18, 2026 8:07 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

This will turn Alachua's interstate crossing of S.R. 441 to be as bad as Newberry rd.

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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

The Comprehensive Plan represents years of public input and community visioning about how and where growth should occur. Expanding commercial development nearly six-fold in this location disregards that vision and creates development pressure that will extend far beyond this single project.

Residents already experience increasing traffic congestion and safety concerns along Highway 441 and County Road 235A. Adding nearly 450,000 square feet of commercial development will bring substantially more vehicles, congestion, noise, and infrastructure demands to an area that was never envisioned as a major commercial center. Once this level of intensity is approved, the impacts will be felt every day by nearby residents, commuters, schools, and businesses.

The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

CHRISTOPHER CLINE
6123 NW 113TH PLACE
ALACHUA, FL 32615
ccline@ufl.edu
(352) 478-9353

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: Oron Bass <kwautomail@phone2action.com>
Sent: Thursday, June 18, 2026 7:05 AM
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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Oron Bass
26450 NW 166th Ave
High Springs, FL 32643
sonnybass1947@gmail.com
(305) 281-2676

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: kristin cohen <kwautomail@phone2action.com>
Sent: Monday, June 22, 2026 5:16 PM
To: Planning Division
Subject: Please consider the consequences for our community

PLEASE consider listening to the voices of the community.

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

The Comprehensive Plan represents years of public input and community visioning about how and where growth should occur. Expanding commercial development nearly six-fold in this location disregards that vision and creates development pressure that will extend far beyond this single project.

Residents already experience increasing traffic congestion and safety concerns along Highway 441 and County Road 235A. Adding nearly 450,000 square feet of commercial development will bring substantially more vehicles, congestion, noise, and infrastructure demands to an area that was never envisioned as a major commercial center. Once this level of intensity is approved, the impacts will be felt every day by nearby residents, commuters, schools, and businesses.

The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

kristin cohen
14617 nw 148th pl
alachua, FL 32615
heykristinlee@gmail.com
(914) 552-0010

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: cheryl ellis <kwautomail@phone2action.com>
Sent: Monday, June 22, 2026 3:32 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Why move or visit if everything is clogged 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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

The Comprehensive Plan represents years of public input and community visioning about how and where growth should occur. Expanding commercial development nearly six-fold in this location disregards that vision and creates development pressure that will extend far beyond this single project.

Residents already experience increasing traffic congestion and safety concerns along Highway 441 and County Road 235A. Adding nearly 450,000 square feet of commercial development will bring substantially more vehicles, congestion, noise, and infrastructure demands to an area that was never envisioned as a major commercial center. Once this level of intensity is approved, the impacts will be felt every day by nearby residents, commuters, schools, and businesses.

The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

cheryl ellis
5201 Nw 28th Ave
Fort Lauderdale, FL 33309
professorhuxley@gmail.com
(954) 661-0426

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: Haripriya Benedict <kwautomail@phone2action.com>
Sent: Monday, June 22, 2026 10:20 AM
To: Planning Division
Subject: Represent the people who voted you in- vote No tonight.

Please vote no to expanding the commercial reach off of 441 and 188th St. 99% of the population ask for a "no" vote. We elect people to represent us, we want to be able to elect you again next time. Work with us, actually do the service of representing our Voice and our Needs. Please vote no tonight. We would love to work together for more years.

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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Haripriya Benedict
14828 Nw 188th St, Alachua FL 32615, United States
Alachua, FL 32615
realtorbenedict@gmail.com
(305) 394-4772

Carson J. Crockett

From: Arleen Halvorson <kwautomail@phone2action.com>
Sent: Sunday, June 21, 2026 10:10 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

I'm concerned about the traffic situation, especially the freeway and 441 intersection.
Please don't increase the commercial traffic through Alachua.

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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Arleen Halvorson
19303 Nw County Road 239
Alachua, FL 32615
arleen108@gmail.com
(386) 418-8873

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: Valerie Dietrich <kwautomail@phone2action.com>
Sent: Sunday, June 21, 2026 10:53 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Alachua shouldn't become urban sprawl

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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Valerie Dietrich
1450 Paley Circle Se
Palm Bay, FL 32909
chemrocks@hotmail.com
(321) 693-8324

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: DANIEL TYSON <kwautomail@phone2action.com>
Sent: Saturday, June 20, 2026 7:03 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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The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

DANIEL TYSON
326 1st Ave North #807
Saint Petersburg, FL 33701
danieltyson@live.com
(727) 386-1540

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: Martha Milne <kwautomail@phone2action.com>
Sent: Saturday, June 20, 2026 12:54 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Your decision will have impact far beyond increased traffic on 441. However this is the particular is s we developed here and it is important and widely and negatively impactful on the area in may ways.

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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Martha Milne
1764 Braman Ave
Fort Myers, FL 33901
milnemw@gmail.com
(239) 849-7504

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: Debbie Hagstrom <kwautomail@phone2action.com>
Sent: Saturday, June 20, 2026 12:20 PM
To: Planning Division
Subject: DENY THE FARMLANDS LAND USE CHANGE !!!!!!!!

TRAFFIC IS TOO HEAVY ON JUST ABOUT EVERY SINGLE ROAD IN THIS AREA !!!!!! STOP BUILDING DAMN YOU !!!!!! YOU ARE RUINING THE ENTIRE AREA !!!!! NO ONE WANTS IT !!!!

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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Debbie Hagstrom
PO Box 773773
Ocala, FL 34477
twopiscesfish@yahoo.com
(352) 425-0058

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: Peggy Hughes <kwautomail@phone2action.com>
Sent: Saturday, June 20, 2026 12:00 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Don't ruin our state! We can CHOOSE to not repeat the ecological destruction other places have created! Save our uniqueness 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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Peggy Hughes
2508 W Kraft Ct
Citrus Springs, FL 34434
petdev1ld0gmax@gmail.com
(352) 322-6872

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: Frank Roder <kwautomail@phone2action.com>
Sent: Saturday, June 20, 2026 11:47 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Please remember that ALL Actions have consequences!

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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

The Comprehensive Plan represents years of public input and community visioning about how and where growth should occur. Expanding commercial development nearly six-fold in this location disregards that vision and creates development pressure that will extend far beyond this single project.

Residents already experience increasing traffic congestion and safety concerns along Highway 441 and County Road 235A. Adding nearly 450,000 square feet of commercial development will bring substantially more vehicles, congestion, noise, and infrastructure demands to an area that was never envisioned as a major commercial center. Once this level of intensity is approved, the impacts will be felt every day by nearby residents, commuters, schools, and businesses.

The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Frank Roder
908 E. Louisiana Ave.
Tampa, FL 33603
romerxvi@aol.com
(813) 690-6638

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: Gary Leventhal <kwautomail@phone2action.com>
Sent: Saturday, June 20, 2026 11:42 AM
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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Gary Leventhal
3013 Swansea A
Deerfield Beach, FL 33442
ghleventhal@gmail.com
(901) 232-5437

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: M B <kwautomail@phone2action.com>
Sent: Friday, June 19, 2026 12:37 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

We live in this area and chose to live off-grid here for a reason. It seems you are trying to build this city up, but in doing so you are simply duplicating things that already exist elsewhere. This is a small, old, vintage town. Why not support and preserve that identity instead of bringing in huge corporate stores? Make it a more quaint and unique town. It appears that much of this development is focused around the expressway, giving travelers more reasons to exit there. But that is not needed. There are already plenty of Walmarts and big-box stores off the expressway. Many people enjoy stopping in small towns, especially when they offer charming specialty shops, mom-and-pop businesses, local restaurants, and ice cream shops. If travelers knew they could find those kinds of unique experiences within five or ten minutes of the exit, they would still come. A Walmart in Alachua is not serving those of us who live here. None of us want it. High Springs does not want stores like that in its community either.

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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

M B
14961 Nw 188th St
Alachua, FL 32615
mahamohini108@gmail.com
(234) 555-5555

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: Stritama Sherreitt <kwautomail@phone2action.com>
Sent: Friday, June 19, 2026 6:45 AM
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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The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Stritama Sherreitt
12306 NW 147TH PL
Alachua, FL 32615
stritamadasi@gmail.com
(352) 474-3662

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: Porter Horne <kwautomail@phone2action.com>
Sent: Thursday, June 18, 2026 6:25 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

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This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Porter Horne
913 SW Bluff Dr
Fort White, FL 32038
porterh@windstream.net
(386) 497-3375

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: Sarah Pugh <kwautomail@phone2action.com>
Sent: Thursday, June 18, 2026 6:23 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

We HAVE to preserve the aquifer & stop developing land needed to maintain local wildlife habitats. We are killing Florida & our ability to survive.

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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Sarah Pugh
3767 Nw 23rd Dr Apt 108
Gainesville, FL 32605
saraheslpugh@gmail.com
(605) 371-6591

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: Ellen Link <kwautomail@phone2action.com>
Sent: Thursday, June 18, 2026 4:46 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

I may not live in Alachua or Alachua County but I shop there, my doctors are there and there's rarely a week that I'm not doing business in Alachua County.

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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Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Ellen Link
3754 SW 99th Ave
Lake Butler, FL 32054
eelink1955@gmail.com
(386) 496-3098

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: Thursday, June 18, 2026 3:21 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

NO MORE GROWTH! This will ruin our SMALL town AMERICA

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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Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Steven Schell
17823 NW County Rd 237
Alachua, FL 32615
tokoindo@hotmail.com
(727) 692-6351

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: Susan Hartman <kwautomail@phone2action.com>
Sent: Thursday, June 18, 2026 9:53 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

it matters

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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Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Susan Hartman
5523 nw 81st ave
Gainesville, FL 32653
wwwspeare@yahoo.com
(850) 240-7932

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: Dianne Harper <kwautomail@phone2action.com>
Sent: Thursday, June 18, 2026 8:14 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

I have watched the town of Alachua change for the worse as more and more big box development and mass housing has been introduced to the area. Please don't make it any worse.

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 of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Dianne Harper
1815 NE 6th Terrace e
Gainesville, FL 32609
harper_dianne@hotmail.com
(828) 301-6753

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: Joanne Barber <kwautomail@phone2action.com>
Sent: Wednesday, June 17, 2026 11:17 AM
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,

Joanne Barber
1603 N Lake Shipp Drive SW, 1603 N Lake Shipp Dr SW Winter Hsven
Winter Haven, FL 33880
barberjo1108@gmail.com
(863) 969-6966

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: Ashley Murphy <kwautomail@phone2action.com>
Sent: Tuesday, June 16, 2026 8:56 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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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,

Ashley Murphy
2918 Northeast 14th Street
Gainesville, FL 32609
notenoughpizza@gmail.com
(352) 562-0647

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: Dianne Harper <kwautomail@phone2action.com>
Sent: Tuesday, June 16, 2026 2:33 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Dianne Harper
1815 Ne 6th Ter
Gainesville, FL 32609
harper_dianne@hotmail.com
(828) 301-6753

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: Susan Caruso <kwautomail@phone2action.com>
Sent: Tuesday, June 16, 2026 1:20 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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The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Susan Caruso
832 SW Bumble St
Fort White, FL 32038
susan.caruso@att.net
(954) 684-6747

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Mary Wright <kwautomail@phone2action.com>
Sent: Monday, June 15, 2026 11:30 AM
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,

Mary Wright
1626 Palmwood Dr
Clearwater, FL 33756
mickeyatomik@msn.com
(727) 773-6039

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: Kelly Lyon <kwautomail@phone2action.com>
Sent: Monday, June 15, 2026 10:25 AM
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,

Kelly Lyon
4623 SE Dryfus Ave
Stuart, FL 34997
kellylyon@comcast.net
(561) 923-9350

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: Tracy Winterbottom <kwautomail@phone2action.com>
Sent: Sunday, June 14, 2026 8:20 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
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Sincerely,

Sincerely,

Tracy Winterbottom
5024 20th Ave N
St Petersburg, FL 33710
mybizebee@gmail.com
(727) 328-7826

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Carson J. Crockett

From: Richard Devereaux <kwautomail@phone2action.com>
Sent: Sunday, June 14, 2026 8:08 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

From where will the water come to support more sprawl?Recently our area has been in a significant rainfall deficit - and with climate change less rainfall may well become the norm.
It never ceases to amaze me that municipalities continue to approve more development, more sprawl but I never hear anything about the associated increased water demand.
I'm 72 years old and have been in Alachua County since 1979. Personally, I do NOT need more people, more vehicles, more restaurants and stores, more concrete and pavement, to enhance my quality of life.
Alachua County and its municipalites seem hell-bent on turning our area into another Orlando, FL.
STOP IT - STOP IT NOW!

Dear Mayor, Commissioners, and City Staff,
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Sincerely,

Sincerely,

Richard Devereaux
8222 N.W. 226 Street
Alachua, FL 32615
rjdevro@gmail.com
(352) 317-8819

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: Elizabeth Eggers <kwautomail@phone2action.com>
Sent: Sunday, June 14, 2026 7:33 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
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Sincerely,

Sincerely,

Elizabeth Eggers
6394 Stonehurst Cir
Lake Worth, FL 33467
eggers.betsy@gmail.com
(347) 537-8872

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: Jayne Galaris <kwautomail@phone2action.com>
Sent: Sunday, June 14, 2026 12:55 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
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Sincerely,

Sincerely,

Jayne Galaris
9 Forbes PlApt 711
Dunedin, FL 34698
jmgalaris@yahoo.com
(727) 215-8545

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Carson J. Crockett

From: Jennifer Sen <kwautomail@phone2action.com>
Sent: Saturday, June 13, 2026 12:03 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

I don't live in Alachua, but this affects the county and the state!

Dear Mayor, Commissioners, and City Staff,
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Sincerely,

Sincerely,

Jennifer Sen
7631 NW 36
Gainesville, FL 32606
fbookidjs@yahoo.com
(352) 376-9704

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: John Widdowson <kwautomail@phone2action.com>
Sent: Saturday, June 13, 2026 10:52 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

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Sincerely,

Sincerely,

John Widdowson
1203 Durrance Rd
Lake Placid, FL 33852
jw33852@gmail.com
(954) 461-3425

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Carson J. Crockett

From: Cathy Messersmith <kwautomail@phone2action.com>
Sent: Saturday, June 13, 2026 9:03 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

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Sincerely,

Sincerely,

Cathy Messersmith
4705 Nw 25th Dr
Gainesville, FL 32605
catherinemessersmith@gmail.com
(352) 222-5964

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Carson J. Crockett

From: Robert Messersmith <kwautomail@phone2action.com>
Sent: Saturday, June 13, 2026 9:02 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

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Sincerely,

Sincerely,

Robert Messersmith
4705 Nw 25th Dr
Gainesville, FL 32605
catherinemessersmith@gmail.com
(352) 222-5964

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Carson J. Crockett

From: Jon Pilgrim <kwautomail@phone2action.com>
Sent: Saturday, June 13, 2026 6:30 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

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Sincerely,

Sincerely,

Jon Pilgrim
27905 N County Road 1491, Alachua FL 32615
Alachua, FL 32615
09-annular-branch@icloud.com
(352) 359-5332

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: Angela Wilcox <kwautomail@phone2action.com>
Sent: Wednesday, June 10, 2026 11:05 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

10 years from today when there is no more fresh water- which crappy built development will get shutoff 1dt?

Dear Mayor, Commissioners, and City Staff,
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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,

Angela Wilcox
23432 NW 184th Rd
High Springs, FL 32643
floridacreamery3@gmail.com
(904) 619-5386

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Commission Agenda
Item

MEETING DATE: July 27, 2026
SUBJECT: Approval of the July 9, 2026, Special City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Approve the July 9, 2026, Special City Commission Meeting Minutes

Summary

Approval of the July 9, 2026, Special City Commission Meeting Minutes

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.07.09.M.SCCM

Special City Commission Meeting Minutes
July 9, 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: Rights Crispy, Sandra Elsey, Peggy Portwine, Connie Meyer, Sarah Younger, Debra Havlik, Gloria Gould, Jodi Boas, Malcolm Elliot, Tamara Robbins, Jami Mackintosh.
STAFF ATTENDING: Carson Crockett, Daniel Chalker, Kenyata Curtis, Lynn Hayes, Brent Lanier, Tara Malone, LeAnne Williams, Cap Wilson.

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

Approval of the Agenda

Commissioner Shirley Green Brown moved to approve the agenda; seconded by Vice Mayor Jennifer Ringersen.

Citizens Commented:
Tamara Robbins
Peggy Portwine
Jodi Boas
Debra Havlik
Fen
John Havlik

Passed 3-2 by roll call, with Commissioner Jackson Youmas and Commissioner Jacob Fletcher dissenting.

I. PUBLIC HEARING

II. AGENDA ITEMS

A) AMENDMENT TO THE START TIME OF THE JULY 27, 2026, REGULAR CITY COMMISSION MEETING

LeAnne Williams, Deputy City Clerk, and Rodolfo Valladares, City Manager, Amendment to the start time of the July 27, 2026, Regular City Commission Meeting, staff report - filed.

Vice Mayor Ringersen moved to approve amending the start time of the Regular City Commission Meeting on Monday, July 27, 2026, to 12:00 P.M., and for a continuation, should there be one, to begin on July 28, 2026, at 8:30 a.m.

Citizens Commented:
Fen
Sandra Elsey
Gloria Gould
Jodi Boes
John Havlik
Sarah Younger
Malcolm Elliot
Tamara Robbins
Bryan Buescher
Debra Havlik

Passed 3-2 by roll call, with Commissioner Youmas and Commissioner Fletcher dissenting.

ADJOURN

Commissioner Fletcher moved to adjourn the meeting; seconded by Commissioner Ringersen.

Passed by unanimous consent.

Meeting adjourned at 7:26 p.m.

ATTEST:

_____

Rodolfo Valladares, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____

Walter Welch, Mayor

From: Gary Pappas <gmpfish@outlook.com>
Subject: Farmlands: Objection to time change for July 27th City Commission meeting
Date: July 8, 2026 at 9:48:40 AM EDT
To: "commissioners@cityofalachua.org" <commissioners@cityofalachua.org>

Good morning Mr. Mayor, Madam Vice-Mayor, and fellow Commissioners,

I have just heard a rumor that the Commission will be holding a special meeting tomorrow night, Thursday July 9th, to discuss changing the start time of the July 27th regular Commission meeting from the normal time of 6 pm to 12 noon. I do not see any notice of such a meeting on the City's website. If the rumor is true, the following are my concerns and objections.

As you know, I am an adversely affected party to the Farmland's zoning change application who is in the middle of his presentation in a quasi-judicial hearing. My expert hydrogeologist, Steve Boyce, has not completed his testimony yet. Under these circumstances, I would have expected to be directly notified of the proposed time change and the meeting tomorrow night. I would have also expected to be provided the rationale for the proposed time change and the party(ies) who requested the change so I could prepare my response and objections. I am confident you understand that any such time change will negatively impact the ability of witnesses — as well as the working general public — to attend the meeting. That seems demonstrably anti-democratic and is disappointing to me — again, all assuming the rumor I have heard is true. Furthermore, I have longstanding plans to be out of town for a week beginning tomorrow morning, so I cannot attend a meeting tomorrow night if one does take place. Since I will be traveling all day tomorrow, I would have had no ability to note my objections on the record but for hearing a rumor this morning

In conclusion, if a meeting does take place tomorrow evening to propose a time change of the July 27th meeting from 6 pm to 12 noon (or any other time besides 6 pm), I object for the reasons stated above. Thank you.

Gary Pappas
gmpfish@outlook.com

Begin forwarded message:

From: Gary Pappas <gmpfish@outlook.com>
Subject: Farmlands: Objection to time change for July 27th City Commission meeting
Date: July 8, 2026 at 9:48:39 AM EDT
To: <commissioners@cityofalachua.org>

Good morning Mr. Mayor, Madam Vice-Mayor, and fellow Commissioners,

I have just heard a rumor that the Commission will be holding a special meeting tomorrow night, Thursday July 9th, to discuss changing the start time of the July 27th regular Commission meeting from the normal time of 6 pm to 12 noon. I do not

see any notice of such a meeting on the City's website. If the rumor is true, the following are my concerns and objections.

As you know, I am an adversely affected party to the Farmland's zoning change application who is in the middle of his presentation in a quasi-judicial hearing. My expert hydrogeologist, Steve Boyce, has not completed his testimony yet. Under these circumstances, I would have expected to be directly notified of the proposed time change and the meeting tomorrow night. I would have also expected to be provided the rationale for the proposed time change and the party(ies) who requested the change so I could prepare my response and objections. I am confident you understand that any such time change will negatively impact the ability of witnesses — as well as the working general public — to attend the meeting. That seems demonstrably anti-democratic and is disappointing to me — again, all assuming the rumor I have heard is true. Furthermore, I have longstanding plans to be out of town for a week beginning tomorrow morning, so I cannot attend a meeting tomorrow night if one does take place. Since I will be traveling all day tomorrow, I would have had no ability to note my objections on the record but for hearing a rumor this morning

In conclusion, if a meeting does take place tomorrow evening to propose a time change of the July 27th meeting from 6 pm to 12 noon (or any other time besides 6 pm), I object for the reasons stated above. Thank you.

Gary Pappas
gmpfish@outlook.com

Re: Farmlands: Objection to time change for July 27th City Commission meeting

Gary Pappas <gmpfish@outlook.com>

Wed 7/8/2026 10:18 AM

To:scott@foldswalker.com <scott@foldswalker.com>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Bryan Thomas <br_thomas@cityofalachua.org>;

As a follow up to below, I now see that an agenda has been posted on the City website for the special meeting tomorrow night to change the start time of the regular July 27th meeting. I object for the reasons stated in my earlier email below.

Gary Pappas
gmpfish@outlook.com

On Jul 8, 2026, at 10:15 AM, Gary Pappas <gmpfish@outlook.com> wrote:

Good morning Mr. Valladares, Mr. Walker, and Mr. Thomas:

I have just heard a rumor that the Commission will be holding a special meeting tomorrow night, Thursday July 9th, to discuss changing the start time of the July 27th regular Commission meeting from the customary time of 6 pm to 12 noon. I do not see any notice of such a meeting on the City's website. If the rumor is true, the following are my concerns and objections.

I am an adversely affected party to the Farmland's zoning change application who is in the middle of his presentation in a quasi-judicial hearing. My expert hydrogeologist, Steve Boyce, has not completed his testimony yet. I intend on calling additional witnesses. Under these circumstances, I would have expected to be directly notified of the proposed time change and of the meeting tomorrow night. I would have also appreciated knowing the rationale for the proposed time change and the party(ies) who requested the change so I could prepare my responses and objections. I am confident you all understand that any such time change will likely have a negative impact on the ability of witnesses — as well as the working general public — to attend the meeting. That seems demonstrably anti-democratic and is disappointing to me — again, all assuming the rumor I have heard is true. Furthermore, I have longstanding plans to be out of town for a week beginning tomorrow morning, so I cannot attend a meeting tomorrow night if one does take place. I will be traveling all day tomorrow, and as a result I would have been unable to note my objections on the record but for hearing a rumor this morning.

In conclusion, if a special City Commission meeting does take place tomorrow evening to propose a time change of the July 27th regular meeting from 6 pm to 12 noon (or any other time earlier than 6 pm), please make sure my objections as stated above are included in the record of the proceedings. Thank you.

Gary M. Pappas
gmpfish@outlook.com

Terrell K. Arline
Attorney at Law

July 7, 2026

Walter Welch, Mayor
City of Alachua
City Hall
15100 N.W. 142nd Terrace
Alachua, FL 32615
(Via electronic mail to commissioners@cityofalachua.org)

Re: Farmlands Planned Development

Honorable Mayor Welch:

I have been retained by Our Santa Fe River, Inc. regarding the process the City utilized to amend the City's Future Land Use Map ("FLUM") for the proposed Farmlands Planned Development. It is my understanding that the City Commission held only one (1) public hearing before adopting the proposed FLUM because it was a "small-scale development amendments adopted pursuant to Chapter 163.3187, Florida Statutes." On behalf of Our Santa Fe River, Inc. I respectfully disagree with the process the City is using to adopt this plan amendment. It is my opinion that pursuant to the City's Comprehensive Plan the City Commission must hold two (2) public hearings for comprehensive plan amendments. Let me explain.

The City of Alachua is considering a FLUM amendment and a rezoning for a development called Farmlands Planned Development, which would increase density and intensity of development on 46.70-acre parcel. Admittedly, the ***minimum*** requirements of Section 163.3187(2) Fla. Stat. require only "*one public hearing before the governing board*" to adopt a "*small scale development amendment,*" which is less than fifty (50) acres. The City's Ordinance 26-09 on this proposed FLUM amendment specifically cites this statutory provision to limit the number of public hearings.

However, the City of Alachua's Comprehensive Plan at "*Administration and Implementation Element Section IV*" sets forth the "*PROCESS & PROCEDURES FOR PUBLIC PARTICIPATION*" and at page 2-18 requires two (2) public hearings for plan amendments stating:

> *2. The City Commission* **shall hold two Public Hearings for Comprehensive Plan amendments** *as follows: A) First reading of the ordinance and Transmittal Hearing; B) second reading of the ordinance including final adoption of the proposed amendments.*

(Emphasis added.)

1819 Tamiami Drive
Tallahassee, FL 32301
(850) 321-8726
tkarlinelaw@gmail.com

Section IV of the City's Comprehensive Plan specifically states:

> *In order to provide for and encourage public participation throughout its comprehensive planning process,* **the City will adhere to the public participation procedures adopted by the City Commission and contained within this document**.

(Emphasis added.)

Finally, Section 163.3161(8), Fla. Stat., which governs the process to amend a local comprehensive plan recognizes that it sets forth the "*minimum requirements*" stating:

> *(8) The provisions of this act in their interpretation and application are declared to be* ***the minimum requirements necessary*** *to accomplish the stated intent, purposes, and objectives of this act; to protect human, environmental, social, and economic resources; and to maintain, through orderly growth and development, the character and stability of present and future land use and development in this state.*

(Emphasis added.) As a valid plan amendment is a condition precedent to a valid rezoning, and because this issue is apparently a matter of great public concern, on behalf of Our Santa Fe River, Inc. I request that the City Commission schedule an additional, duly noticed public hearing before considering whether to adopt the proposed FLUM amendment for the Farmlands Planned Development.

Thank you.

Terrell K. Arline

Cc: City Attorney Scott Walker at scott@foldswalker.com
Mr. Bryan Thomas, AICP, Planning & Community Development Director at br_thomas@cityofalachua.org
Clay Sweger, AICP, LEED AP at csweger@edafl.com
Client

July 9, 2026

Mayor Walter Welch
wa_welch@cityofalachua.org
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Ordinance 26-09 (PSSC26-0002, "Farmlands Commercial" Small-Scale Comprehensive Plan Amendment) — Failure to Hold the Second Public Hearing Required by the City's Comprehensive Plan

Dear Mayor Welch:

This letter concerns the procedure by which the City of Alachua adopted Ordinance 26-09, the small-scale Future Land Use Map amendment for the ±46.68-acre "Farmlands Commercial" property (PSSC26-0002). We write to request, respectfully, that the City conduct the second City Commission public hearing that the City's own adopted Comprehensive Plan requires before this amendment is treated as adopted. While Florida State Statute 163.3187 requires only one hearing that statute does not displace the City's own more demanding procedure as outlined in the City's Comprehensive Plan, which the City is independently bound to follow.

I. Background

The City processed PSSC26-0002 as a small-scale amendment under Section 163.3187, Florida Statutes. The Planning and Zoning Board, sitting as the Local Planning Agency, held a hearing on April 21, 2026, and recommended approval. The City Commission then held a single "first and final reading" and adopted Ordinance 26-09, which recites adoption "upon first and final reading" pursuant to Section 163.3187. Based on the agenda materials, that adoption occurred on a divided (3–2) vote. The companion Planned Development rezoning has been continued to a later quasi-judicial hearing, apparently on the understanding that the plan amendment is complete.

The City Commission thus held *one* hearing on the amendment and the City's adopted Comprehensive Plan requires *two*.

II. The City's Comprehensive Plan Requires Two City Commission Hearings for Plan Amendments

The Administration and Implementation Element of the City of Alachua Comprehensive Plan (effective December 9, 2024), under the heading "Comprehensive Plan Public Hearings," establishes a two-track hearing structure. First, it provides that the Planning and Zoning Board, acting as the Local Planning Agency, "shall conduct a public hearing prior to the transmittal hearing for the purpose of making a recommendation to the City Commission." Separately, and in addition, it provides that "[t]he City Commission shall hold two Public Hearings for Comprehensive Plan amendments as follows: A) First reading of the ordinance and Transmittal Hearing; B) second reading of the ordinance including final adoption of the proposed amendments."

On its face, that language imposes two obligations at the City Commission level, not one, and it does so for "Comprehensive Plan amendments" as a category. The Element's own Definitions section defines "Amendment" broadly as "any action of a local government that has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan or plan element or map or map series." A small-scale Future Land Use Map amendment plainly falls within that definition. Nothing in the Element carves small-scale amendments out of the two-hearing requirement.

The City Commission's single "first and final reading" therefore satisfied, at most, one of the two hearings the Comprehensive Plan requires. The LPA hearing does not cure the deficiency, because the Plan lists the LPA hearing as a separate requirement from the Commission's two hearings.

III. Section 163.3187 Sets a Floor, Not a Ceiling; It Does Not Excuse Compliance With the City's Own Plan

We anticipate the response that Section 163.3187(2) requires "only one public hearing before the governing board" and that the City therefore needed to hold only one. That reading confuses a statutory minimum with a statutory maximum.

The Community Planning Act is expressly a floor. Section 163.3181(1), Florida Statutes, states that "[t]he provisions and procedures required in this act are set out as the minimum requirements" for public participation. Section 163.3187(2) says small-scale amendments "require only one public hearing" — language that guarantees a hearing will be held, not language that forbids a second. Nothing in Section 163.3187, or elsewhere in Chapter 163, prohibits a local government from requiring more process than the statutory minimum. Because a locality may lawfully demand a second hearing, there is no conflict between the statute and the City's Plan, and thus no basis for the statute to "override" the Plan.

Once the more-demanding local procedure exists, the City is bound to follow it. Section 163.3194(1)(a), Florida Statutes, provides that after a comprehensive plan is adopted, "all actions taken in regard to development orders by[] governmental agencies" and all development "shall be consistent with such plan or element as adopted." The Plan's adopted public-participation procedures are part of the plan the City must follow. A local government does not comply with its comprehensive plan by adhering only to the less-protective state minimum while disregarding the more-protective procedure it adopted for itself.

IV. The "Transmittal Hearing" Language Does Not Limit the Requirement to Large-Scale Amendments

The City may argue that the two-hearing provision describes a "Transmittal Hearing" and a second reading — vocabulary associated with the large-scale amendment process under Section 163.3184, which involves transmittal to and review by the state land planning agency. Small-scale amendments under Section 163.3187 do not go through transmittal or state review; the single hearing is "an adoption hearing as described in s. 163.3184(11)." On this theory, the two-hearing provision was written with large-scale amendments in mind and should not be read to reach small-scale amendments.

That argument does not overcome the text. The provision applies by its terms to "Comprehensive Plan amendments," without qualification, and the Element's definition of "Amendment" contains no small-scale exception. Where the City intended to distinguish among amendment types, it knew how to say so; it did not do so here. At a minimum, if the City believes the transmittal language creates ambiguity as applied to

small-scale amendments, the appropriate course is to resolve that ambiguity in favor of the additional public participation the Plan and Section 163.3181(1) both favor, not to read an unstated exception into the Plan in order to eliminate a hearing.

V. Requested Action

We respectfully request that the City:

(1) treat Ordinance 26-09 as not yet finally adopted, and schedule and conduct the second City Commission public hearing (final-adoption reading) required by the Administration and Implementation Element before the amendment is deemed effective; and

(2) refrain from further action on the companion Planned Development rezoning that is premised on completion of the plan amendment until the second hearing has been held.

Curing the defect now is plainly preferable to litigating it. The amendment was approved on a 3–2 vote, and holding the second hearing the Plan already requires imposes little burden while eliminating a procedural vulnerability that would otherwise attach to both the amendment and every approval that depends on it. We would appreciate a response indicating whether the City will schedule the second hearing.

Please understand that this letter is not, and is not intended to be, a petition under Section 163.3187(5), and nothing in it waives or extends any deadline. We reserve all rights, including the right of any affected person to file a timely petition with the Division of Administrative Hearings within 30 days of adoption under Section 163.3187(5)(a).

Thank you for your attention to this matter. I am happy to discuss it at your convenience.

Respectfully,

Jeff Fitzgerald
Attorney at Law
Florida Bar #1072668
(312)482-6008
Jeff.Fitz1124@gmail.com

Copy to:

Planning Department, Planning@cityofalahua.org
Attorney Scott Walker, Scott@foldswalker.com
Commissioner Jennifer Ringerson, je_blalock@cityofalachua.org
Commissioner Shirley Green Brown, sh_brown@cityofalachua.org
Commissioner Jacob Fletcher, ja_fletcher@cityofalachua.org
Commissioner Jackson Youmas, ja_youmas@cityofalachua.org

An original signed copy to be provided via USPS.

Commission Agenda
Item

MEETING DATE: July 27, 2026
SUBJECT: Purchase of Electric Materials
PREPARED BY: Donna Smith
RECOMMENDED ACTION:
1) Waive the bidding set forth in the PSPR Manual.
2) Accept the quote from Gresco Utility Supply, Inc. and authorize the purchase of electric materials.
3) Authorize the City Manager to issue a Purchase Order in the amount of $455,565.02.

Summary

The City's Public Services electric division needs to purchase various electric materials (Grounding Connectors, Transformers, Transformer Pads, Pole Banding, Wire, Concrete Poles, and Switchgear Pads). Supply issues and lead times continue to challenge the electric division with regard to the purchasing of needed electric materials.

Quotes were requested and received from three (3) vendors. Gresco Utility Supply, Inc. has been selected for needed electric materials based on quotes and lead times.

While Section 1.01 (G.5) of the Purchasing and Sales Police and Regulations (PSPR) Manual requires purchases greater than $100,000 to be awarded on the basis of sealed competitive bidding, Section 1.01(A.4) provides waiver by specific action of the City Commission as provided for in Section 1.01 (A.7) which provides for the waiver of any requirement on the basis of an emergency, necessity or other exigent circumstances.

Staff recommends waiving the bidding requirement set forth in the PSPR Manual and proceeding with the purchase of the electric materials.

FINANCIAL IMPACT

$455,565.02

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Quotes - Electric Materials

City of Alachua - Electric - Electric, FL

View

Event # RFQ-12-5/27/2026-ML
Creation Date 5/27/2026
Due Date-Time 6/11/2026-02:00 PM EST
Description ELECTRIC QUOTE 5/27/26
Event Notes
Award Notes

Supplier Awards

GRESCO - Wildwood, FL Event #RFQ-12-5/27/2026-ML

	ItemID	Description	QtyBid	UOM	Alternates?
4	1349	CONNECTOR, GROUNDING LUG "KEARNEY" CONDUCTOR: 4 SOL – 2 STR- WIRE RANGE: 0.204-0.292": VISE-TYPE CONNECTOR STYLE: SINGLE BOLT MATERIAL: BRONZE BOLT: STAINLESS STEEL	200	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
PENN UNION	FF-2/0	200	No	21

Vendor Remarks:

Price	Extended
6.22000	1244.00000

	ItemID	Description	QtyBid	UOM	Alternates?
5	1514	TRANSFORMER, SINGLE PHASE, OVERHEAD 100 KVA, 240/120 VOLT HIGH EFFICIENCY, SINGLE PHASE CONVENTIONAL POLE TYPE TRANSFORMER TYPE "S"-	3	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
ERMCO	*	3	No	98

Vendor Remarks:

Price	Extended
4186.00000	12558.00000

	ItemID	Description	QtyBid	UOM	Alternates?
6	1541	TRANSFORMER, PAD MOUNTED, SINGLE PHASE 50 KVA, 120/240 VOLT HIGH EFFICIENCY,	20	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
ERMCO	*	20	No	98

Vendor Remarks:

Price	Extended
4375.00000	87500.00000

	ItemID	Description	QtyBid	UOM	Alternates?
9	2114	POLE BANDING 1 1/4"	2	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
BAND-IT	G43299	2	Yes	28

Vendor Remarks:

Price	Extended
420.23000	840.46000

	ItemID	Description	QtyBid	UOM	Alternates?
13	1545	WIRE, UNDERGROUND, TRIPLEX, 1/0 SECONDARY CABLE INSULATION: 600V RATED CONDUCTOR SIZE: 1/0 INSULATION: 175 XLP PHASE CONDUCTOR: AUMINUM STRANDS: 19 NEUTRAL CONDUCTOR: ALUMINUM CODED: YELLOW STRIPE STRANDS: 7	3000	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
PRIORITY	BRENAU	3000	Yes	7

Vendor Remarks:

Price	Extended
1.46000	4380.00000

	ItemID	Description	QtyBid	UOM	Alternates?
15	1547	WIRE, UNDERGROUND, TRIPLEX, 4/0 SECONDARY CABLE INSULATION: 600V RATED CONDUCTOR SIZE: 4/0 INSULATION: 175 XLP PHASE CONDUCTOR: AUMINUM STRANDS: 19 NEUTRAL CONDUCTOR: ALUMINUM STRANDS: 19 CODED: YELLOW STRIPE	5000	Foot	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
CME	SWEETBRIAR	5000	Yes	7

Vendor Remarks:

Price	Extended
2.49000	12450.00000

	ItemID	Description	QtyBid	UOM	Alternates?
19	1660	TRANSFORMER, PAD MOUNTED, SINGLE PHASE 25 KVA, 120/240 VOLT HIGH EFFICIENCY,	20	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
ERMCO	*	20	No	98

Vendor Remarks:

Price	Extended
3364.00000	67280.00000

	ItemID	Description	QtyBid	UOM	Alternates?
20	1698	POLE, CONCRETE, TYPE I 35'- (18 POLES PER LOAD) 2900 LBS PRESTRESSED CONCRETE POLE	18	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
DURA-STRESS	TYPE I	18	No	42

Vendor Remarks:

Price	Extended
1290.00000	23220.00000

	ItemID	Description	QtyBid	UOM	Alternates?
22	1749	SWITCHGEAR, PADMOUNT, PME -9 MEDIUM VOLTAGE SWITCHGEAR	7	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
FEDERAL PACIFIC	PSE-9-44222-F6	7	Yes	126

Vendor Remarks:

Price	Extended
32245.92000	225721.44000

	ItemID	Description	QtyBid	UOM	Alternates?
23	2081	ELBOW PVC SCH40 2"-90 48 RADIUS BELL X PLAIN END	200	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
Prime Conduit		200	No	28

Vendor Remarks: STANDARD PACK 100

Price	Extended
23.05000	4610.00000

	ItemID	Description	QtyBid	UOM	Alternates?
25	2192	PAD, CONCRETE, SWITCHGEAR, PME-4 SPECIAL SIZE LG	8	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
LINDSAY PRECAST	*	8	No	49

Vendor Remarks:

Price	Extended
1970.14000	15761.12000

Total Supplier Award = $455,565.02000

City of Alachua - Electric - Electric, FL

Event # RFQ-12-5/27/2026-ML

Creation Date 5/27/2026

Due Date-Time 6/11/2026 02:00 PM EST

Description ELECTRIC QUOTE 5/27/26

Event Notes

Award Notes

Add/Edit Award Notes

Show Vendor Tab Sheets?
- (●) No
- ( ) Yes with prices
- ( ) Yes but don't show prices

Event Status
- (●) Under Evaluation
- ( ) Awarded
- ( ) Cancelled

Show Vendor Awards?
- (●) No
- ( ) Yes

Allow Buyers to Edit?
- No
- (●) Yes

RAB 6-18-26

ItemID Search | Clear

Hide Details

LineNo ItemID Description

1 1294 CUTOUT FUSE LINK TYPE "K" REMOVABLE BUTTON ANSI APPROVED PIGTAIL LENGTH [illegible]

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	30	30	2.21000	5	66.30000	WESCO - Orlando, FL	Indel	EF20KCCIR/BO[illegible]
Update	30		2.50000	42		Stuart C. Irby - Lake Mary, FL	Indel	EF20KCCIR/[illegible]
Update	30		2.63000	28		GRESCO - Wildwood, FL	Indel	EF20KCCIR/[illegible]

2 1307 FUSE, SMU TYPE FOR SWITCHGEARS S & C FUSES: SMU 4 (Old Style) 65 E

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	12	12	289.29000	5	3471.48000	Stuart C. Irby - Lake Mary, FL	S & C	12210[illegible]

3 1339 FIBERGLASS GUY STRAIN INSULATOR SUPPLIED WITH HOT DIP-GALVANIZED

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	40	40	34.13000	10	1365.20000	WESCO - Orlando, FL	MACLEAN	
Update	40		35.27000	28		Stuart C. Irby - Lake Mary, FL	Maclean	GCC 15 54R2
Update	40		35.39000	28		GRESCO - Wildwood, FL	Maclean	GCC 15 54R2

4 1349 CONNECTOR, GROUNDING LUG "KEARNEY" CONDUCTOR: 4 SOL - 2 STR- WIRE RANGE [illegible] STYLE: SINGLE BOLT MATERIAL: BRONZE BOLT: STAINLESS STEEL

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	200	200	6.22000	21	1244.00000	GRESCO - Wildwood, FL	PENN UNION	[illegible]
Update	200		6.69000	28		WESCO - Orlando, FL	PENN UNION	[illegible]
Update	200		7.87000	10		Stuart C. Irby - Lake Mary, FL	PENN UNION	[illegible]

5 1514 TRANSFORMER, SINGLE PHASE, OVERHEAD 100 KVA, 240/120 VOLT HIGH EFFICIENCY [illegible] TYPE TRANSFORMER TYPE "S"

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	3	3	4186.00000	98	12558.00000	GRESCO - Wildwood, FL	ERMCO	

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Close

City of Alachua - Electric - Electric, FL

Event # RFQ-12-5/27/2026-ML
Creation Date 5/27/2026
Due Date-Time 6/11/2026 02:00 PM EST
Description ELECTRIC QUOTE 5/27/26
Event Notes
Award Notes

Add/Edit Award Notes

Show Vendor Tab Sheets?
(•) No
( ) Yes with prices
( ) Yes but don't show prices

Event Status
(•) Under Evaluation
( ) Awarded
( ) Cancelled

Show Vendor Awards?
(•) No
( ) Yes

Allow Buyers to Edit?
( ) No
(•) Yes

ItemID Search | Clear

Hide Details

LineNo ItemID Description

1 1294 CUTOUT FUSE LINK TYPE "K" REMOVABLE BUTTON ANSI APPROVED PIGTAIL LENGTH 23" RATINGS: (S

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	30	30	2.21000	5	66.30000	WESCO - Orlando, FL	Indel	EF20KCCIR/BOX
Update	30		2.50000	42		Stuart C. Irby - Lake Mary, FL	Indel	EF20KCCIR/BOX
Update	30		2.63000	28		GRESCO - Wildwood, FL	Indel	EF20KCCIR/BOX

2 1307 FUSE, SMU TYPE FOR SWITCHGEARS S & C FUSES: SMU 4 (Old Style) 65 E

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	12	12	289.29000	5	3471.48000	Stuart C. Irby - Lake Mary, FL	S & C	122100R4

3 1339 FIBERGLASS GUY STRAIN INSULATOR SUPPLIED WITH HOT DIP-GALVANIZED

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	40	40	34.13000	10	1365.20000	WESCO - Orlando, FL	MACLEAN	*
Update	40		35.27000	28		Stuart C. Irby - Lake Mary, FL	Maclean	GCC15-54R2
Update	40		35.39000	28		GRESCO - Wildwood, FL	Maclean	GCC15-54R2

4 1349 CONNECTOR, GROUNDING LUG "KEARNEY" CONDUCTOR: 4 SOL – 2 STR- WIRE RANGE: 0.204-0.292": STYLE: SINGLE BOLT MATERIAL: BRONZE BOLT: STAINLESS STEEL

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	200	200	6.22000	21	1244.00000	GRESCO - Wildwood, FL	PENN UNION	FF-2/0
Update	200		6.69000	28		WESCO - Orlando, FL	PENN UNION	FF-2/0
Update	200		7.87000	10		Stuart C. Irby - Lake Mary, FL	PENN UNION	FF-2/0

5 1514 TRANSFORMER, SINGLE PHASE, OVERHEAD, 100 KVA, 240/120 VOLT HIGH EFFICIENCY, SINGLE PHASE TYPE TRANSFORMER TYPE "S"

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	3	3	4186.00000	98	12558.00000	GRESCO - Wildwood, FL	ERMCO	*

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Delivery !

Close

Update	200			10		Lake Mary, FL			

5 1514 TRANSFORMER, SINGLE PHASE, OVERHEAD 100 KVA, 240/120 VOLT HIGH EFFICIENCY, SINGLE PHASE TYPE TRANSFORMER TYPE "S"-

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	3	3	4186.00000	98	12558.00000	GRESCO - Wildwood, FL	ERMCO	*	
Update	3		7022.00000	154		Rosie Utility Products - , FL	El Power Tech	1514	Delivery drawing steel tan 1140, Im

6 1541 TRANSFORMER, PAD MOUNTED, SINGLE PHASE 50 KVA, 120/240 VOLT HIGH EFFICIENCY,

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	20		4065.00000	42		Miami Transformers - Homestead, FL	Miami Transformers	N/A	
Update	20	20	4375.00000	98	87500.00000	GRESCO - Wildwood, FL	ERMCO	*	
Update	20		7857.00000	154		Rosie Utility Products - , FL	El Power Tech	1541	Delivery drawing steel tan 630, Imp

Spec approved *

7 1666 POLE, CONCRETE, TYPE H 50'- (6 POLES PER LOAD @ 6500 LBS EA) PRESTRESSED CONCRETE POLES

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	6	6	3416.51000	60	20499.06000	Torres Electrical Company - Stuart, FL	PRECAST SPECIALTIES	*	
Update	6		3524.37000	112		WESCO - Orlando, FL	PRECAST SPECIALTIES	*	
Update	6		4061.00000	56		GRESCO - Wildwood, FL	DURA-STRESS	*	
Update	6		4115.00000	70		John Carter & Associates - Tampa, FL	ACCORD	*	MAN incl wee to b

8 1815 TERMINATOR, 15 KV CONDUCTOR SIZE: 1/0, CABLE OD: 1.078" COLD SHRINK SILICONE RUBBER MOL OH-URD INSTALLATIONS IEEE STANDARD: 48-1990 VOLTAGE: 15 KV B.I.L.: 110 VOLT CORONA: 13 KV

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	40	40	98.88000	28	3955.20000	Stuart C. Irby - Lake Mary, FL	3M	7642-S-2 (NO STEM)	
Update	40		117.01000	5		WESCO - Orlando, FL	3M	7642-S-2 (NO STEM)	

9 2114 POLE BANDING 1 1/4"

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	2	2	420.23000	28	840.46000	GRESCO - Wildwood, FL	BAND-IT	G43299	

10 1707 SPLICE CONNECTOR FOR ALUMINUM CONDUCTORS COMPRESSION TYPE FULL TENSION SPLICE STAND PREFILLED INHIBITOR BARREL LENGTH: 5"-6" CONDUCTOR: #6 - #6 – (BLUE – BLUE)

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	3600		2.01000	28		GRESCO - Wildwood, FL	BLACKBURN	*	STANDAR
Update	300	300	16.05000	110	4815.00000	WESCO - Orlando, FL	BLACKBURN	*	
						Stuart C. Irby -			

Standard PKG is 3600

Close

LineNo ItemID Description

11 1459 ELBOW, LOADBREAK TYPE FOR UNDERGROUND TRANSFORMER 15KV RATING w/TEST POINT

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	30	40	38.82000	84	1552.80000	WESCO - Orlando, FL	COOPER POWER	LE215AB06T	
Update	40		39.46000	98		GRESCO - Wildwood, FL	COOPER POWER	LE215AB06T	STANDAR 06/30/20
Update	40		47.96000	28		Stuart C. Irby - Lake Mary, FL	HUBBELL	9U01AAD635	sold in st
Update	30		57.87000	14		WESCO - Orlando, FL	HUBBELL	9U01AAD635	

12 1497 GROUND ROD DIAMETER: 5/8" LENGTH: 8'-0" ENDS: FOR COMPRESSION COUPLING TENSILE STRENG MATERIAL: COPPER (10 mils)

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	25	100	20.97000	28	2097.00000	WESCO - Orlando, FL	GALVAN	6258	SP=100
Update	100		23.78000	42		Stuart C. Irby - Lake Mary, FL	GALVAN	6258	sold in st 100
Update	25		25.69000	21		GRESCO - Wildwood, FL	ERICO	615880	
Update	25		44.22000	10		WESCO - Orlando, FL	CHANCE	C-615880	SP=5

13 1545 WIRE, UNDERGROUND, TRIPLEX, 1/0 SECONDARY CABLE INSULATION: 600V RATED CONDUCTOR SIZI 175 XLP PHASE CONDUCTOR: AUMINUM STRANDS: 19 NEUTRAL CONDUCTOR: ALUMINUM CODED: YE STRANDS: 7

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	3000	3000	1.46000	7	4380.00000	GRESCO - Wildwood, FL	PRIORITY	BRENAU	
Update	3034		1.55000	2		Tri-State Utility Products - Havana, FL	SOUTHWIRE	*	
Update	3000		1.62000	14		WESCO - Orlando, FL	SOUTHWIRE	*	PRIORITY
Update	3000		1.75000	5		Stuart C. Irby - Lake Mary, FL	SOUTHWIRE	*	

14 1546 WIRE, U/G PRI (15KV) 1/0 AL JCN FULL NEUTRAL

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	5000	5000	5.32000	322	26600.00000	Stuart C. Irby - Lake Mary, FL	OKONITE	163-23-3072	
Update	5000		6.58000	14		WESCO - Orlando, FL	SOUTHWIRE	*	PRIOR
Update	5000		7.17000	21		GRESCO - Wildwood, FL	PRIORITY WIRE AND CABLE	1/0-0115KVXL220MALJT	

15 1547 WIRE, UNDERGROUND, TRIPLEX, 4/0 SECONDARY CABLE INSULATION: 600V RATED CONDUCTOR SIZI 175 XLP PHASE CONDUCTOR: AUMINUM STRANDS: 19 NEUTRAL CONDUCTOR: ALUMINUM STRANDS: STRIPE

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	5000	5000	2.49000	7	12450.00000	GRESCO - Wildwood, FL	CME	SWEETBRIAR	
Update	5000		2.59000	7		WESCO - Orlando, FL	SOUTHWIRE	*	Kingw
Update	5000		2.95000	2		Tri-State Utility Products - Havana, FL	SOUTHWIRE	*	

Close

Update	5000		5.95000	3		Mary, FL	SOUTHWIRE		

16 1551 WIRE, U/G PRI (15KV) 4/0 AL JCN 1/3 NEUTRAL

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	5000	5000	5.16000	322	25800.00000	Stuart C. Irby - Lake Mary, FL	OKONITE	162-23-3081	
Update	5000		9.13700	112		WESCO - Orlando, FL	SOUTHWIRE	*	
Update	5000		10.70000	28		GRESCO - Wildwood, FL	PRIORITY	CAROT	

17 1563 ENCLOSURE, 3 PHASE, FEED THRU CABINET FIBERGLASS ENCLOSURE 3-PHASE SECTIONALIZING CAB STAINLESS STEEL NOTE: (3)-4-WAY, 15KV, MULTI-TAP FEED THUR LOADBREAK JUNCTIONS INSTALLED

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	20	20	2370.52000	266	47410.40000	WESCO - Orlando, FL	NORDIC FIBERGLASS	ND552454-MG-101-X-X
Update	20		2416.77000	280		Stuart C. Irby - Lake Mary, FL	NORDIC FIBERGLASS	ND552454-MG-101-X-X
Update	20		2971.05000	273		GRESCO - Wildwood, FL	NORDIC FIBERGLASS	ND552454-MG-101-X-X

18 1625 ELBOW, FIBERGLASS 6" 48 RAD WITH TWO PVC BELL ENDS

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	30	30	263.88000	112	7916.40000	WESCO - Orlando, FL	CANTEX	*	CHAMPIC
Update	30		336.97000	140		Stuart C. Irby - Lake Mary, FL	FRE	10-6030R48-PVC	
Update	30		414.82000	154		GRESCO - Wildwood, FL	ATORE FRE COMPOSITE	10-6030R48-PVC	

19 1660 TRANSFORMER, PAD MOUNTED, SINGLE PHASE 25 KVA, 120/240 VOLT HIGH EFFICIENCY,

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	20	20	3364.00000	98	67280.00000	GRESCO - Wildwood, FL	ERMCO	*

20 1698 POLE, CONCRETE, TYPE I 35'- (18 POLES PER LOAD) 2900 LBS PRESTRESSED CONCRETE POLE

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	18	18	1290.00000	42	23220.00000	GRESCO - Wildwood, FL	DURA-STRESS	TYPE I	
Update	18		1291.00000	70		John Carter & Associates - Tampa, FL	ACCORD	TYPE I	MAN in pl Plea crea
Update	18		1414.17000	70		Stuart C. Irby - Lake Mary, FL	PRECAST SPECIALTIES	TYPE I	
Update	18		1449.94000	60		Torres Electrical Company - Stuart, FL	PRECAST SPECIALTIES	TYPE I	
Update	18		1482.59000	112		WESCO - Orlando, FL	PRECAST SPECIALTIES	TYPE I	

1 2 3

Legend

Close

Pricing Error!*

21 1737 SWITCHGEAR, PADMOUNT, PME-11 MEDIUM VOLTAGE SWITCHGEAR

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Cat
Update	3		8335.71000	126		GRESCO - Wildwood, FL	FEDERAL PACIFIC	FTDF-115 AJ20-B5-S
Update	3	3	38400.28000	210	115200.84000	Stuart C. Irby - Lake Mary, FL	S&C	PME-11(#6516 A14-F14)

22 1749 SWITCHGEAR, PADMOUNT, PME -9 MEDIUM VOLTAGE SWITCHGEAR

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Ca
Update	7	7	32245.92000	126	225721.44000	GRESCO - Wildwood, FL	FEDERAL PACIFIC	PSE-9-4
Update	7		33958.00000	210		Stuart C. Irby - Lake Mary, FL	S&C	PME-9 (#65152 F14)

23 2081 ELBOW PVC SCH40 2"-90 48 RADIUS BELL X PLAIN END

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	C
Update	200	200	23.05000	28	4610.00000	GRESCO - Wildwood, FL	Prime Conduit	
Update	192		23.46000	35		Torres Electrical Company - Stuart, FL	Prime Conduit	
Update	192		23.92000	28		WESCO - Orlando, FL	Prime Conduit	

24 2136 PME PSE -4 SWITCHGEAR SS21.01

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Ca
Update	2	2	19268.00000	196	38536.00000	Stuart C. Irby - Lake Mary, FL	S&C	65102R A14F14
Update	2		20159.18000	126		GRESCO - Wildwood, FL	FERDAL PACIFIC	PSE-4

25 2192 PAD, CONCRETE, SWITCHGEAR, PME-4 SPECIAL SIZE LG

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	C
Update	8		1962.22000	42		GRESCO - Wildwood, FL	OLDCASTLE	PH1000001
Update	8	8	1970.14000	49	15761.12000	GRESCO - Wildwood, FL	LINDSAY PRECAST	*
Update	8		2297.40000	42		Torres Electrical Company - Stuart, FL	LINDSAY PRECAST	*
Update	8		2339.57000	56		Stuart C. Irby - Lake Mary, FL	LINDSAY PRECAST	*

Must be on approve Spec

26 1800 PAD, CONCRETE, SWITCHGEAR, PME-4, STANDARD

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Ca
Update	4		1693.16000	42		GRESCO - Wildwood, FL	OLDCASTLE	PH10000015
Update	4	4	1919.36000	56	7677.44000	Stuart C. Irby - Lake Mary, FL	LINDSAY PRECAST	*
Update	4		2456.96000	49		GRESCO - Wildwood, FL	LINDSAY PRECAST	*
Update	4		2850.40000	42		Torres Electrical Company - Stuart, FL	LINDSAY PRECAST	*

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27 1639 PAD, CONCRETE, SWITCHGEAR, PME 9, 10, 11, OR 12

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Ca
Update	12	12	2568.09000	56	30817.08000	Stuart C. Irby - Lake Mary, FL	LINDSAY PRECAST	
Update	12		2657.49000	42		GRESCO - Wildwood, FL	OLDCASTLE	PH1000001

Close

23 2081 ELBOW PVC SCH40 2"-90 48 RADIUS BELL X PLAIN END

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	C
Update	200	200	23.05000	28	4610.00000	GRESCO - Wildwood, FL	Prime Conduit	
Update	192		23.46000	35		Torres Electrical Company - Stuart, FL	Prime Conduit	
Update	192		23.92000	28		WESCO - Orlando, FL	Prime Conduit	

24 2136 PME PSE -4 SWITCHGEAR SS21.01

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Ca
Update	2	2	19268.00000	196	38536.00000	Stuart C. Irby - Lake Mary, FL	S&C	65102R A14F14
Update	2		20159.18000	126		GRESCO - Wildwood, FL	TERDAL PACIFIC	PSE-4

25 2192 PAD, CONCRETE, SWITCHGEAR, PME-4 SPECIAL SIZE LG

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	C
Update	8		1962.22000	42		GRESCO - Wildwood, FL	OLDCASTLE	PH1000001
Update	8	8	1970.14000	49	15761.12000	GRESCO - Wildwood, FL	LINDSAY PRECAST	*
Update	8		2297.40000	42		Torres Electrical Company - Stuart, FL	LINDSAY PRECAST	*
Update	8		2359.57000	56		Stuart C. Irby - Lake Mary, FL	LINDSAY PRECAST	*

26 1800 PAD, CONCRETE, SWITCHGEAR, PME-4, STANDARD

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Ca
Update	4		1693.16000	42		GRESCO - Wildwood, FL	OLDCASTLE	PH1000015
Update	4	4	1919.36000	56	7677.44000	Stuart C. Irby - Lake Mary, FL	LINDSAY PRECAST	*
Update	4		2456.96000	49		GRESCO - Wildwood, FL	LINDSAY PRECAST	*
Update	4		2850.40000	42		Torres Electrical Company - Stuart, FL	LINDSAY PRECAST	*

27 1639 PAD, CONCRETE, SWITCHGEAR, PME 9, 10, 11, OR 12

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	C
Update	12	12	2568.09000	56	30817.08000	Stuart C. Irby - Lake Mary, FL	LINDSAY PRECAST	*
Update	12		2657.49000	42		GRESCO - Wildwood, FL	OLDCASTLE	PH1000001
Update	12		2662.89000	49		GRESCO - Wildwood, FL	LINDSAY PRECAST	*
Update	12		3017.50000	42		Torres Electrical Company - Stuart, FL	LINDSAY PRECAST	*

1 2 3

Legend
Submitted for source review
Source review added to manual

SuppName

Stuart C. Irby

T&C Comments

Quoted pricing is subject to adjustment in response to tariff impacts at time of PO receipt &/Or at time communicate any changes in advance.

Invited Suppliers
No attached boiler plates.

Advanced Media Technologies - Deerfield Beach, FL	No Awards
America RD Rep LLC - Orlando, FL	No Awards
American Tele Data - Clearwater, FL	No Awards
American Wire Group - Miami, FL	No Awards
Anixter Inc - Orlando, FL	No Awards
Apalachee Pole, Inc - Bristol, FL	No Awards
Border States - Tampa, FL	No Awards
Challenger Optics - Bradenton, FL	No Awards
Chen Moore and Associates - Ft Lauderdale, FL	No Awards
City Electric Supply - Wildwood, FL	No Awards
Condumax/Incesa - , FL	No Awards
Electric Sales Associates, Inc. - Weston, FL	No Awards
Elliott Electric Supply - Tampa, FL	No Awards
Emerald Transformer FTI - DeFuniak Springs, FL	No Awards
Empire Pipe and Supply - Sanford, FL	No Awards
Energy Reps, Inc. - Stuart, FL	No Awards
Engineer Sales Company - St. Petersburg, FL	No Awards
FRM Energy Products - Tampa, FL	No Awards
GHA Technologies Inc - Riverview, FL	No Awards
Graybar - Tampa, FL	No Awards
Harrison Metal Inc - San Antonio, FL	No Awards
John Carter & Associates - Tampa, FL	No Awards
Lamp Sales Unlimited, Inc - Jacksonville, FL	No Awards
Lightworks, Inc. - Miami, FL	No Awards
Miami Transformers - Homestead, FL	No Awards
Millennium Florida - Apopka, FL	No Awards
Novel Solutions, LLC - Orlando, FL	No Awards
Oliver Electrical Services - Gainesville, FL	No Awards

Pickett & Associates, Inc - Tampa, FL	No Awards
Power Town Line Construction - St. Petersburg, FL	No Awards
Powerline Hardware - Jacksonville, FL	No Awards
Power-Tel Utility Products - Cocoa Beach, FL	No Awards
Precast Specialties, LLC - FT Pierce, FL	No Awards
Renewable Sales and Power - Vero Beach, FL	No Awards
Rexel USA - Jacksonville, FL	No Awards
Rosie Utility Products - , FL	No Awards
RTS Transformers - Apopka, FL	No Awards
Safety Zone Specialists - Lakeland, FL	No Awards
Southern Partners - Winter Springs, FL	No Awards
Superior Power Products - Windermere, FL	No Awards
Swift Industrial Power - Lakeland, FL	No Awards
The Battery Bank - Apopka, FL	No Awards
Tri-State Utility Products - Havana, FL	No Awards
USA Protek - Lakeland, FL	No Awards
White Cap - Gainesville, FL	No Awards

Grand Total of RFQ-12-5/27/2026-ML Award = $793,345.22000

No attached boiler plates.

Commission Agenda
Item

MEETING DATE: July 27, 2026
SUBJECT: Purchase of Electric Materials
PREPARED BY: Donna Smith
RECOMMENDED ACTION:
1) Waive the bidding set forth in the PSPR Manual.
2) Accept the quote from Stuart C. Irby Co. and authorize the purchase of the electric materials.
3) Authorize the City Manager to issue a Purchase Order in the amount of $252,058.04.

Summary

The City's Public Services electric division needs to purchase various electric materials (Switchgear Fuses, Terminator Cables, Primary Wire, Switchgear Padmounts, Switchgear pads and Concrete Switchgear Pads). Supply issues and lead times continue to challenge the electric division with regard to the purchasing of needed electric materials.

Quotes were requested and received from three (3) vendors. Stuart C. Irby Co. has been selected for needed electric materials based on quotes and lead times.

While Section 1.01 (G.5) of the Purchasing and Sales Police and Regulations (PSPR) Manual requires purchases greater than $100,000 to be awarded on the basis of sealed competitive bidding, Section 1.01(A.4) provides waiver by specific action of the City Commission as provided for in Section 1.01 (A.7) which provides for the waiver of any requirement on the basis of an emergency, necessity or other exigent circumstances.

Staff recommends waiving the bidding requirement set forth in the PSPR Manual and proceeding with the purchase of the electric materials.

FINANCIAL IMPACT

$252,058.04

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Funding Source - Electric Fund
Strengthen Community Service

ATTACHMENTS

1. Quotes - Electric Supplies

	ItemID	Description	QtyBid	UOM	Alternates?
2	1307	FUSE, SMU TYPE FOR SWITCHGEARS S & C FUSES: SMU 4 (Old Style) 65 E	12	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
S & C	122100R4	12	No	5

Vendor Remarks:

Price	Extended
289.29000	3471.48000

	ItemID	Description	QtyBid	UOM	Alternates?
8	1815	TERMINATOR, 15 KV CONDUCTOR SIZE: 1/0, CABLE OD: 1.078" COLD SHRINK SILICONE RUBBER MODULAR TERMINATOR FOR OH-URD INSTALLATIONS IEEE STANDARD: 48-1990 VOLTAGE: 15 KV B.I.L.: 110 VOLT CORONA: 13 KV (NO STEM)	40	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
3M	7642-S-2 (NO STEM)	40	No	28

Vendor Remarks:

Price	Extended
98.88000	3955.20000

	ItemID	Description	QtyBid	UOM	Alternates?
14	1546	WIRE, U/G PRI (15KV) 1/0 AL JCN FULL NEUTRAL	5000	Foot	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
OKONITE	163-23-3072	5000	No	322

Vendor Remarks:

Price	Extended
5.32000	26600.00000

	ItemID	Description	QtyBid	UOM	Alternates?
16	1551	WIRE, U/G PRI (15KV) 4/0 AL JCN 1/3 NEUTRAL	5000	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
OKONITE	162-23-3081	5000	No	322

Vendor Remarks:

Price	Extended
5.16000	25800.00000

	ItemID	Description	QtyBid	UOM	Alternates?
21	1737	SWITCHGEAR, PADMOUNT, PME-11 MEDIUM VOLTAGE SWITCHGEAR	3	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
S&C	PME-11(#65162R1-A14-F14)	3	No	210

Vendor Remarks:

Price	Extended
38400.28000	115200.84000

	ItemID	Description	QtyBid	UOM	Alternates?
24	2136	PME PSE -4 SWITCHGEAR SS21.01	2	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
S&C	65102R1-A14F14-E197	2	Yes	196

Vendor Remarks:

Price	Extended

19268.00000	38536.00000

ItemID	Description	QtyBid	UOM	Alternates?
26 1800	PAD, CONCRETE, SWITCHGEAR, PME-4, STANDARD	4	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
LINDSAY PRECAST	*	4	No	56

Vendor Remarks:

Price	Extended
1919.36000	7677.44000

ItemID	Description	QtyBid	UOM	Alternates?
27 1639	PAD, CONCRETE, SWITCHGEAR, PME 9, 10, 11, OR 12	12	Each	Yes

Buyer Notes:

Manufacturer	Catalog Number	QtyAward	Bid Alt.	Days
LINDSAY PRECAST	*	12	No	56

Vendor Remarks:

Price	Extended
2568.09000	30817.08000

Total Supplier Award = $252,058.04000

Close

City of Alachua - Electric - Electric, FL

Event # RFQ-12-5/27/2026-MI.
Creation Date 5/27/2026
Due Date-Time 6/11/2026 02:00 PM EST
Description ELECTRIC QUOTE 5/27/26
Event Notes
Award Notes

Add/Edit Award Notes

Show Vendor Tab Sheets?
(•) No
( ) Yes with prices
( ) Yes but don't show prices

Event Status
(•) Under Evaluation
( ) Awarded
( ) Cancelled

Show Vendor Awards?
(•) No
( ) Yes

Allow Buyers to Edit?
( ) No
(•) Yes

RAB 6-18-26

ItemID Search | Clear

Hide Details

LineNo ItemID Description

1 1294 CUTOUT FUSE LINK TYPE "K" REMOVABLE BUTTON ANSI APPROVED PIGTAIL LENGTH 23" RATINGS: 15

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	30	30	2.21000	5	66.30000	WESCO - Orlando, FL	Indel	EF20KCCIR/BOX
Update	30		2.50000	42		Stuart C. Irby - Lake Mary, FL	Indel	EF20KCCIR/BOX
Update	30		2.63000	28		GRESCO - Wildwood, FL	Indel	EF20KCCIR/BOX

2 1307 FUSE, SMU TYPE FOR SWITCHGEARS S & C FUSES: SMU 4 (Old Style) 65 E

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	12	12	289.29000	5	3471.48000	Stuart C. Irby - Lake Mary, FL	S & C	122100R4

3 1339 FIBERGLASS GUY STRAIN INSULATOR SUPPLIED WITH HOT DIP-GALVANIZED

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	40	40	34.13000	10	1365.20000	WESCO - Orlando, FL	MACLEAN	
Update	40		35.27000	28		Stuart C. Irby - Lake Mary, FL	Maclean	GCC15-54R2
Update	40		35.39000	28		GRESCO - Wildwood, FL	Maclean	GCC15-54R2

4 1349 CONNECTOR, GROUNDING LUG "KEARNEY" CONDUCTOR: 4 SOL - 2 STR- WIRE RANGE: 0.204-0.292": STYLE: SINGLE BOLT MATERIAL: BRONZE BOLT: STAINLESS STEEL

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	200	200	6.22000	21	1244.00000	GRESCO - Wildwood, FL	PENN UNION	FF-2/0
Update	200		6.69000	28		WESCO - Orlando, FL	PENN UNION	FF-2/0
Update	200		7.87000	10		Stuart C. Irby - Lake Mary, FL	PENN UNION	FF-2/0

5 1514 TRANSFORMER, SINGLE PHASE, OVERHEAD 100 KVA, 240/120 VOLT HIGH EFFICIENCY, SINGLE PHASE TYPE TRANSFORMER TYPE "S"

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	3	3	4186.00000	98	12558.00000	GRESCO - Wildwood, FL	ERMCO	

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Close

City of Alachua - Electric - Electric, FL

Event # RFQ-12-5/27/2026-ML
Creation Date 5/27/2026
Due Date-Time 6/11/2026 02:00 PM EST
Description ELECTRIC QUOTE 5/27/26
Event Notes
Award Notes

Add/Edit Award Notes

Show Vendor Tab Sheets?
(●) No
( ) Yes with prices
( ) Yes but don't show prices

Event Status
(●) Under Evaluation
( ) Awarded
( ) Cancelled

Show Vendor Awards?
(●) No
( ) Yes

Allow Buyers to Edit?
No
(●) Yes

ItemID Search | Clear

Hide Details

LineNo ItemID Description

⊡1 1294 CUTOUT FUSE LINK TYPE "K" REMOVABLE BUTTON ANSI APPROVED PIGTAIL LENGTH 23" RATINGS: 15

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	30	30	2.21000	5	66.30000	WESCO - Orlando, FL	Indel	EF20KCCIR/BOX
Update	30		2.50000	42		Stuart C. Irby - Lake Mary, FL	Indel	EF20KCCIR/BOX
Update	30		2.63000	28		GRESCO - Wildwood, FL	Indel	EF20KCCIR/BOX

⊡2 1307 FUSE, SMU TYPE FOR SWITCHGEARS S & C FUSES: SMU 4 (Old Style) 65 E

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	12	12	289.29000	5	3471.48000	Stuart C. Irby - Lake Mary, FL	S & C	12210CR4

⊡3 1339 FIBERGLASS GUY STRAIN INSULATOR SUPPLIED WITH HOT DIP-GALVANIZED

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	40	40	34.13000	10	1365.20000	WESCO - Orlando, FL	MACLEAN	
Update	40		35.27000	28		Stuart C. Irby - Lake Mary, FL	Maclean	GCC15-54R2
Update	40		35.39000	28		GRESCO - Wildwood, FL	Maclean	GCC15-54R2

⊡4 1349 CONNECTOR, GROUNDING LUG "KEARNEY" CONDUCTOR: 4 SOL – 2 STR- WIRE RANGE: 0.204-0.324-2 STYLE: SINGLE BOLT MATERIAL: BRONZE BOLT: STAINLESS STEEL

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	200	200	6.22000	21	1244.00000	GRESCO - Wildwood, FL	PENN UNION	FF-2/0
Update	200		6.69000	28		WESCO - Orlando, FL	PENN UNION	FF-2/0
Update	200		7.87000	10		Stuart C. Irby - Lake Mary, FL	PENN UNION	FF-2/0

⊡5 1514 TRANSFORMER, SINGLE PHASE, OVERHEAD, 100 KVA, 240/120 VOLT HIGH EFFICIENCY, 21[illegible] TYPE TRANSFORMER TYPE "S"

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	3	3	4186.00000	98	12558.00000	GRESCO - Wildwood, FL	ERMCO	

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Update	200		7.87000	10		Lake Mary, FL	FENN UNION		2/0

⊡5 1514 TRANSFORMER, SINGLE PHASE, OVERHEAD 100 KVA, 240/120 VOLT HIGH EFFICIENCY, SINGLE PHASE TYPE TRANSFORMER TYPE "S"-

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	3	3	4186.00000	98	12558.00000	GRESCO - Wildwood, FL	ERMCO		
Update	3		7022.00000	154		Rosie Utility Products - , FL	El Power Tech	1514	Delivery drawing steel tank 1140, Imp

⊡6 1541 TRANSFORMER, PAD MOUNTED, SINGLE PHASE 50 KVA, 120/240 VOLT HIGH EFFICIENCY,

Spec approved *

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	20		4065.00000	42		Miami Transformers - Homestead, FL	Miami Transformers	N/A	
Update	20	20	4375.00000	98	87500.00000	GRESCO - Wildwood, FL	ERMCO		
Update	20		7857.00000	154		Rosie Utility Products - , FL	El Power Tech	1541	Delivery drawing steel tank 630, Imp

⊡7 1666 POLE, CONCRETE, TYPE H 50'- (6 POLES PER LOAD @ 6500 LBS EA) PRESTRESSED CONCRETE POLES

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	6	6	3416.51000	60	20499.06000	Torres Electrical Company - Stuart, FL	PRECAST SPECIALTIES		
Update	6		3524.37000	112		WESCO - Orlando, FL	PRECAST SPECIALTIES		
Update	6		4061.00000	56		GRESCO - Wildwood, FL	DURA-STRESS		
Update	6		4115.00000	70		John Carter & Associates - Tampa, FL	ACCORD		[illegible]

⊡8 1815 TERMINATOR, 15 KV CONDUCTOR SIZE: 1/0, CABLE OD: 1.078" COLD SHRINK SILICONE RUBBER MOD OH-URD INSTALLATIONS IEEE STANDARD: 48-1990 VOLTAGE: 15 KV B.I.L.: 110 VOLT CORONA: 15 KV

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	40	40	98.88000	28	3955.20000	Stuart C. Irby - Lake Mary, FL	3M	7642-S-2 (NO STEM)	
Update	40		117.01000	5		WESCO - Orlando, FL	3M	7642-S-2 (NO STEM)	

⊡9 2114 POLE BANDING 1 1/4"

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	2	2	420.23000	28	840.46000	GRESCO - Wildwood, FL	BAND-IT	G43299	

⊡10 1707 SPLICE CONNECTOR FOR ALUMINUM CONDUCTORS COMPRESSION TYPE FULL TENSION SPLICE STAND PREFILLED INHIBITOR BARREL LENGTH: 5"-6" CONDUCTOR: #6 - #6 - (BLUE - BLUE)

Standard PKG is 3600

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	3600		2.01000	28		GRESCO - Wildwood, FL	BLACKBURN		STANDA
Update	300	300	16.05000	110	4815.00000	WESCO - Orlando, FL	BLACKBURN		
						Stuart C. Irby -			

Close

LineNo	ItemID	Description
⊞11	1459	ELBOW, LOADBREAK TYPE FOR UNDERGROUND TRANSFORMER 15KV RATING w/TEST POINT

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	30	40	38.82000	84	1552.80000	WESCO - Orlando, FL	COOPER POWER	LE215AB[illegible]	
Update	40		39.46000	98		GRESCO - Wildwood, FL	COOPER POWER	LE215AB[illegible]	[illegible]
Update	40		47.96000	28		Stuart C. Irby - Lake Mary, FL	HUBBELL	9U01AAD[illegible]	[illegible]
Update	30		57.87000	14		WESCO - Orlando, FL	HUBBELL	9U01AAD[illegible]	

LineNo	ItemID	Description
⊞12	1497	GROUND ROD DIAMETER: 5/8" LENGTH: 8'-0" ENDS: FOR COMPRESSION COUPLING TENSILE STRENG MATERIAL: COPPER (10 mils)

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	25	100	20.97000	28	2097.00000	WESCO - Orlando, FL	GALVAN	6258	SP=100
Update	100		23.78000	42		Stuart C. Irby - Lake Mary, FL	GALVAN	6258	[illegible] 100
Update	25		25.69000	21		GRESCO - Wildwood, FL	ERICO	615880	
Update	25		44.22000	10		WESCO - Orlando, FL	CHANCE	C-615880	SP=5

LineNo	ItemID	Description
⊞13	1545	WIRE, UNDERGROUND, TRIPLEX, 1/0 SECONDARY CABLE INSULATION: 600V RATED CONDUCTOR SIZ 175 XLP PHASE CONDUCTOR: AUMINUM STRANDS: 19 NEUTRAL CONDUCTOR: ALUMINUM CONCENTRIC STRANDS: 7

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	3000	3000	1.46000	7	4380.00000	GRESCO - Wildwood, FL	PRIORITY	BRENAL	
Update	3034		1.55000	2		Tri-State Utility Products - Havana, FL	SOUTHWIRE	"	
Update	3000		1.62000	14		WESCO - Orlando, FL	SOUTHWIRE	"	PRIORITY
Update	3000		1.75000	5		Stuart C. Irby - Lake Mary, FL	SOUTHWIRE	"	

LineNo	ItemID	Description
⊞14	1546	WIRE, U/G PRI (15KV) 1/0 AL JCN FULL NEUTRAL

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	5000	5000	5.32000	322	26600.00000	Stuart C. Irby - Lake Mary, FL	OKONITE	163-23-3072	
Update	5000		6.58000	14		WESCO - Orlando, FL	SOUTHWIRE	"	PRIOR
Update	5000		7.17000	21		GRESCO - Wildwood, FL	PRIORITY WIRE AND CABLE	1/0-0115KVXL22[illegible]	

LineNo	ItemID	Description
⊞15	1547	WIRE, UNDERGROUND, TRIPLEX, 4/0 SECONDARY CABLE INSULATION: 600V RATED CONDUCTOR SIZ 175 XLP PHASE CONDUCTOR: AUMINUM STRANDS: 19 NEUTRAL CONDUCTOR: ALUMINUM STRANDS STRIPE

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	
Update	5000	5000	2.49000	7	12450.00000	GRESCO - Wildwood, FL	CME	SWEETBRIAR	
Update	5000		2.59000	7		WESCO - Orlando, FL	SOUTHWIRE	"	KING
Update	5000		2.95000	2		Tri-State Utility Products - Havana, FL	SOUTHWIRE	"	

Close

Update	5000		2.93000	3		Mary, FL	SOUTHWIRE	

16 1551 WIRE, U/G PRI (15KV) 4/0 AL JCN 1/3 NEUTRAL

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	5000	5000	5.16000	322	25800.00000	Stuart C. Irby - Lake Mary, FL	OKONITE	162-23-3081
Update	5000		9.13700	112		WESCO - Orlando, FL	SOUTHWIRE	"
Update	5000		10.70000	28		GRESCO - Wildwood, FL	PRIORITY	CARDT

17 1563 ENCLOSURE, 3 PHASE, FEED THRU CABINET FIBERGLASS ENCLOSURE 3-PHASE SECTIONALIZING CAB STAINLESS STEEL NOTE: (3)-4-WAY, 15KV, MULTI-TAP FEED THUR LOADBREAK JUNCTIONS INSTALLED

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	20	20	2370.52000	266	47410.40000	WESCO - Orlando, FL	NORDIC FIBERGLASS	ND552454-MG-101-X-X
Update	20		2416.77000	280		Stuart C. Irby - Lake Mary, FL	NORDIC FIBERGLASS	ND552454-MG-101-X-X
Update	20		2971.05000	273		GRESCO - Wildwood, FL	NORDIC FIBERGLASS	ND552454-MG-101-X-X

18 1625 ELBOW, FIBERGLASS 6" 48 RAD WITH TWO PVC BELL ENDS

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	30	30	263.88000	112	7916.40000	WESCO - Orlando, FL	CANTEX	"
Update	30		336.97000	140		Stuart C. Irby - Lake Mary, FL	FRE	10-6030R48-PVC
Update	30		414.82000	154		GRESCO - Wildwood, FL	ATORE FRE COMPOSITE	10-6030R48-PVC

19 1660 TRANSFORMER, PAD MOUNTED, SINGLE PHASE 25 KVA, 120/240 VOLT HIGH EFFICIENCY

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	20	20	3364.00000	98	67280.00000	GRESCO - Wildwood, FL	ERMCO	"

20 1698 POLE, CONCRETE, TYPE I 35'- (18 POLES PER LOAD) 2900 LBS PRESTRESSED CONCRETE POLE

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo
Update	18	18	1290.00000	42	23220.00000	GRESCO - Wildwood, FL	DURA-STRESS	TYPE I
Update	18		1291.00000	70		John Carter & Associates - Tampa, FL	ACCORD	TYPE I
Update	18		1414.17000	70		Stuart C. Irby - Lake Mary, FL	PRECAST SPECIALTIES	TYPE I
Update	18		1449.94000	60		Torres Electrical Company - Stuart, FL	PRECAST SPECIALTIES	TYPE I
Update	18		1482.59000	112		WESCO - Orlando, FL	PRECAST SPECIALTIES	TYPE I

1 2 3

Legend

Close

Pricing Error

21 1737 SWITCHGEAR, PADMOUNT, PME-11 MEDIUM VOLTAGE SWITCHGEAR

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Cat
Update	3		8335.71000	126		GRESCO - Wildwood, FL	FEDERAL PACIFIC	
Update	3	3	38400.28000	210	115200.84000	Stuart C. Irby - Lake Mary, FL	S&C	PME-11

22 1749 SWITCHGEAR, PADMOUNT, PME -9 MEDIUM VOLTAGE SWITCHGEAR

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Ca
Update	7	7	32245.92000	126	225721.44000	GRESCO - Wildwood, FL	FEDERAL PACIFIC	
Update	7		33958.00000	210		Stuart C. Irby - Lake Mary, FL	S&C	

23 2081 ELBOW PVC SCH40 2"-90 48 RADIUS BELL X PLAIN END

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	C
Update	200	200	23.05000	28	4610.00000	GRESCO - Wildwood, FL	Prime Conduit	
Update	192		23.46000	35		Torres Electrical Company - Stuart, FL	Prime Conduit	
Update	192		23.92000	28		WESCO - Orlando, FL	Prime Conduit	

24 2136 PME PSE -4 SWITCHGEAR SS21.01

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Ca
Update	2	2	19268.00000	196	38536.00000	Stuart C. Irby - Lake Mary, FL	S&C	SS102R
Update	2		20159.18000	126		GRESCO - Wildwood, FL	FERDAL PACIFIC	

25 2192 PAD, CONCRETE, SWITCHGEAR, PME-4 SPECIAL SIZE LG

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	C
Update	8		1962.22000	42		GRESCO - Wildwood, FL	OLDCASTLE	
Update	8	8	1970.14000	49	15761.12000	GRESCO - Wildwood, FL	LINDSAY PRECAST	
Update	8		2297.40000	42		Torres Electrical Company - Stuart, FL	LINDSAY PRECAST	
Update	8		2339.57000	56		Stuart C. Irby - Lake Mary, FL	LINDSAY PRECAST	

Must be on approve Spec

26 1800 PAD, CONCRETE, SWITCHGEAR, PME-4, STANDARD

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Ca
Update	4		1693.16000	42		GRESCO - Wildwood, FL	OLDCASTLE	PH1
Update	4	4	1919.36000	56	7677.44000	Stuart C. Irby - Lake Mary, FL	LINDSAY PRECAST	
Update	4		2456.96000	49		GRESCO - Wildwood, FL	LINDSAY PRECAST	
Update	4		2850.40000	42		Torres Electrical Company - Stuart, FL	LINDSAY PRECAST	

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27 1638 PAD, CONCRETE, SWITCHGEAR, PME 9, 10, 11, OR 12

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	C
Update	12	12	2568.09000	56	30817.08000	Stuart C. Irby - Lake Mary, FL	LINDSAY PRECAST	
Update	12		2657.49000	42		GRESCO - Wildwood, FL	OLDCASTLE	PH1

Close

23 | 2081 | ELBOW PVC SCH40 2"-90 48 RADIUS BELL X PLAIN END

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	C
Update	200	200	23.05000	28	4610.00000	GRESCO - Wildwood, FL	Prime Conduit	
Update	192		23.46000	35		Torres Electrical Company - Stuart, FL	Prime Conduit	
Update	192		23.92000	28		GRESCO - Orlando, FL	Prime Conduit	

24 | 2136 | PME PSE -4 SWITCHGEAR SS21.01

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Ca
Update	2	2	19268.00000	196	38536.00000	Stuart C. Irby - Lake Mary, FL	S&C	
Update	2		20159.18000	126		GRESCO - Wildwood, FL	FERDAL PACIFIC	

25 | 2193 | PAD, CONCRETE, SWITCHGEAR, PME-4 SPECIAL SIZE LG

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	C
Update	8		1962.22000	42		GRESCO - Wildwood, FL	OLDCASTLE	
Update	8	8	1970.14000	49	15761.12000	GRESCO - Wildwood, FL	LINDSAY PRECAST	
Update	8		2297.40000	42		Torres Electrical Company - Stuart, FL	LINDSAY PRECAST	
Update	8		2339.57000	56		Stuart C. Irby - Lake Mary, FL	LINDSAY PRECAST	

26 | 1800 | PAD, CONCRETE, SWITCHGEAR, PME-4, STANDARD

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	Ca
Update	4		1693.16000	42		GRESCO - Wildwood, FL	OLDCASTLE	
Update	4	4	1919.36000	56	7677.44000	Stuart C. Irby - Lake Mary, FL	LINDSAY PRECAST	
Update	4		2456.96000	49		GRESCO - Wildwood, FL	LINDSAY PRECAST	
Update	4		2850.40000	42		Torres Electrical Company - Stuart, FL	LINDSAY PRECAST	

27 | 1639 | PAD, CONCRETE, SWITCHGEAR, PME 9, 10, 11, OR 12

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	C
Update	12	12	2568.09000	56	30817.08000	Stuart C. Irby - Lake Mary, FL	LINDSAY PRECAST	
Update	12		2657.49000	42		GRESCO - Wildwood, FL	OLDCASTLE	
Update	12		2662.89000	49		GRESCO - Wildwood, FL	LINDSAY PRECAST	
Update	12		3017.50000	42		Torres Electrical Company - Stuart, FL	LINDSAY PRECAST	

1 2 3

Legend
Submitted for source review
Source review added to manual

SuppName
Stuart C. Irby

T&C Comments

Quoted pricing is subject to adjustment in response to tariff impacts at time of PO [illegible] communicate any changes in advance.

Invited Suppliers
No attached boiler plates.

Advanced Media Technologies - Deerfield Beach, FL	No Awards
America RD Rep LLC - Orlando, FL	No Awards
American Tele Data - Clearwater, FL	No Awards
American Wire Group - Miami, FL	No Awards
Anixter Inc - Orlando, FL	No Awards
Apalachee Pole, Inc - Bristol, FL	No Awards
Border States - Tampa, FL	No Awards
Challenger Optics - Bradenton, FL	No Awards
Chen Moore and Associates - Ft Lauderdale, FL	No Awards
City Electric Supply - Wildwood, FL	No Awards
Condumax/Incesa - , FL	No Awards
Electric Sales Associates, Inc. - Weston, FL	No Awards
Elliott Electric Supply - Tampa, FL	No Awards
Emerald Transformer FTI - DeFuniak Springs, FL	No Awards
Empire Pipe and Supply - Sanford, FL	No Awards
Energy Reps, Inc. - Stuart, FL	No Awards
Engineer Sales Company - St. Petersburg, FL	No Awards
FRM Energy Products - Tampa, FL	No Awards
GHA Technologies Inc - Riverview, FL	No Awards
Graybar - Tampa, FL	No Awards
Harrison Metal Inc - San Antonio, FL	No Awards
John Carter & Associates - Tampa, FL	No Awards
Lamp Sales Unlimited, Inc - Jacksonville, FL	No Awards
Lightworks, Inc. - Miami, FL	No Awards
Miami Transformers - Homestead, FL	No Awards
Millennium Florida - Apopka, FL	No Awards
Novel Solutions, LLC - Orlando, FL	No Awards
Oliver Electrical Services - Gainesville, FL	No Awards

Pickett & Associates, Inc - Tampa, FL	No Awards
Power Town Line Construction - St. Petersburg, FL	No Awards
Powerline Hardware - Jacksonville, FL	No Awards
Power-Tel Utility Products - Cocoa Beach, FL	No Awards
Precast Specialties, LLC - FT Pierce, FL	No Awards
Renewable Sales and Power - Vero Beach, FL	No Awards
Rexel USA - Jacksonville, FL	No Awards
Rosie Utility Products - , FL	No Awards
RTS Transformers - Apopka, FL	No Awards
Safety Zone Specialists - Lakeland, FL	No Awards
Southern Partners - Winter Springs, FL	No Awards
Superior Power Products - Windermere, FL	No Awards
Swift Industrial Power - Lakeland, FL	No Awards
The Battery Bank - Apopka, FL	No Awards
Tri-State Utility Products - Havana, FL	No Awards
USA Protek - Lakeland, FL	No Awards
White Cap - Gainesville, FL	No Awards

Grand Total of RFQ-12-5/27/2026-ML Award = $793,345.22000

No attached boiler plates.