



**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 Everton, 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

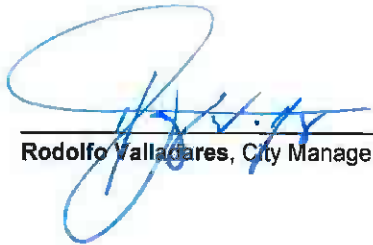
Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

- 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:

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



Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor



GERRY DEDENBACH, AICP, LEED AP

Vice President Infrastructure Florida

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

INFRASTRUCTURE FLORIDA

Alachua, FL
Gerry.Dedenbach@nv5.com
386.518.5120

EDUCATION

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

YEARS EXPERIENCE

35 years

YEARS WITH NV5

23 years

REGISTRATIONS

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

AFFILIATIONS

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

Project Experience

South Main Street Master Plan and Roadway Design Gainesville, FL

Butler Plaza North Large-Scale Comprehensive Plan Amendment, PD

Rezoning, Design and Permitting, Butler Enterprises Gainesville, FL

City of Newberry Economic Development Corridors Study Newberry, FL

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

City of Jacksonville DIA Downtown DRI Abandonment Jacksonville, FL

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

Little Orange Creek Nature Park Master Plan Hawthorne, FL

Downtown Vision Plan for Historic Johnson Street Hawthorne, FL

Alachua County Fairgrounds Gainesville, FL

Alachua County Resource Recovery Park Gainesville, FL

Regional Planning Council Bicycle Facilities Map North Central FL

Shands Family Practice Medical Group Gainesville, FL



CLAY SWEGER, AICP, LEED AP

Director of Planning

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

SELECTED PROJECT EXPERIENCE:

♦ Town of White Springs Comprehensive Plan Update

Role: Planning Consultant | Client: Town of White Springs, FL | Year: 2026-2026

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

♦ City of Waldo Economic Redevelopment Planning Initiatives

Role: Planning Consultant | Client: City of Waldo, FL | Year: 2026-2026

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

♦ Courthouse Complex Planned Development (PD) Zoning Amendment

Role: Project Manager, Planner | Client: Alachua County | Year: 2023

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

♦ Columbia County Bell Road Corridor Large Scale Comp Plan Amendment

Role: Planning Consultant | Client: Columbia County, FL | Year: 2023

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



YEARS OF EXPERIENCE:

24 years (20 with eda)

PROFESSIONAL CERTIFICATIONS:

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

EDUCATION:

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

AFFILIATIONS:

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



SERGIO REYES, P.E.

President / Principal-in-Charge

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

PROJECT EXPERIENCE

♦ Cuscowilla Fire Station

Client: Alachua County | Year: 2023

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

♦ Gainesville Regional Airport Terminal Expansion

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

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

♦ San Felasco Tech City

Client: The Emory Group Companies | Year: Ongoing

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



YEARS OF EXPERIENCE:

44 years (36 with eda)

PROFESSIONAL REGISTRATIONS:

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

EDUCATION:

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

AFFILIATIONS:

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

AREAS OF SPECIALIZATION:

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



KELLY WAGONER PE

Senior Project Manager

kwagoner@fg-inc.net | Peachtree Corners, GA

FORESITE
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



BACKGROUND

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

QUALIFICATIONS

YEARS EXPERIENCE

Foresite Group: 7

Total: 7

LICENSES + CERTIFICATIONS

FL Professional Engineer #97262

EDUCATION

Auburn University

Bachelor in Biological/Biosystems
Engineering

HIGHLIGHTED EXPERIENCE

PREMIUM OUTLETS COMMERCIAL DEVELOPMENT

St. Augustine, FL

Project Manager

AUTONATION AUTOMOTIVE DEVELOPMENTS

10+ Sites in FL

Project Manager

BIG DAN'S CAR WASH

3 Sites in FL

Project Manager

CHICK-FIL-A

4 Sites in AL, FL

Project Manager

CVS/PHARMACY

4 Sites in FL

Project Manager

DUTCH BROS

2 Sites in FL, GA

Project Manager

PARKER'S KITCHEN

3 Sites in FL, SC

Project Manager

VERIZON WIRELESS DATA CENTER FLOOD AND FEASIBILITY STUDY

Jacksonville, FL

Project Manager

OAKWILER TOWNHOMES RESIDENTIAL DEVELOPMENT

New Smyrna Beach, FL

Project Manager

BOYKIN COMMUNITY CENTER CAMPUS DEVELOPMENT

Auburn, AL

Project Engineer

UNIVERSITY STUDENT HOUSING

Auburn, AL

Project Engineer

JSU STUDENT HOUSING

Jacksonville, AL

Project Engineer

BOYKIN COMMUNITY CENTER CAMPUS DEVELOPMENT

Auburn, AL

Project Engineer

OGLETREE VILLAGE OFFICE BUILDING

Auburn, AL

Project Engineer

HEART OF AUBURN SHOPPING CENTER

Auburn, AL

Project Engineer

E GLENN MIXED-USE DEVELOPMENT

Auburn, AL

Project Engineer

SI02 INDUSTRIAL MANUFACTURING FACILITY

Auburn, AL

Project Engineer



MATHEW B. ROOT

AIA, CRX, MBA, OAA

CEO

PROFESSIONAL BACKGROUND

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

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

EDUCATION

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

CERTIFICATIONS & REGISTRATIONS

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

PROFESSIONAL AFFILIATIONS

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



EXPERIENCE

CANTON TOWN CENTER, CANTON, GA

Role: Principal-in-Charge, Project Lead

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

OKATIE CROSSINGS, OKATIE, SC

Role: Principal-in-Charge, Project Lead

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

BEST BUY - VARIOUS LOCATIONS

Role: Principal-in-Charge

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

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

Role: Principal-in-Charge

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

FED-EX GROUND - VARIOUS LOCATIONS

Role: Principal-in-Charge

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



KEITH L BUTTS, PE

352-258-2710

klbpe1@gmail.com

Gainesville, Florida

Professional Summary

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

Experience

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

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

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

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

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

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

Education

University of Florida, Gainesville, FL - BS, Civil Engineering, 1993

Polk State College, Winter Haven, FL - AA, Business Administration

Licenses

Professional Engineer, 1999

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

Professional Associations

American Society of Civil Engineers (ASCE)

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

National Society of Professional Engineers (NSPE) - member

Florida Engineering Society (FES)

- Member
- University of Florida Student Chapter Vice President

American Council of Engineering Companies (ACEC)

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

Project details and references available upon request

OPTIMUS TRAFFIC SOLUTIONS, LLC

Brian Snyder, PE

Principal Engineer & Founder – Optimus Traffic Solutions, LLC

1925 SW 49th Place

Gainesville, FL 32608

352-339-2938 / briansnyder@optimustrafficsolutions.com

PROFESSIONAL SUMMARY

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

WORK HISTORY

Principal - Optimus Traffic Solutions, LLC

January 2025 – Current

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

Project Manager – CHW an NV5 Company

October 2016 – December 2024

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

Project Manager II – Marion County Office of the County Engineer

April 2007 – October 2016

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

EDUCATION

University of Florida – Gainesville, FL 12/2006

Bachelor of Science: Civil Engineering

LICENSES

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

SKILLS

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

PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE)



Materials Testing
Geotechnical Engineering
Environmental
Building Sciences & Safety
Inspections & Code Compliance
Virtual Design Consulting

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.



Materials Testing
Geotechnical Engineering
Environmental
Building Sciences & Safety
Inspections & Code Compliance
Virtual Design Consulting

- **Dollar General Store, Summerfield, FL.** Mr. Wachu served as Environmental Scientist for this commercial development project. Duties included performing a Phase I ESA.
- **Enterprise Processing Center Assessments, Gainesville, FL.** Mr. Wachu served as Environmental Scientist for this commercial development project. Duties included performing Phase I ESA's.
- **Trenton Dry Cleaners, Trenton, FL.** Mr. Wachu 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



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
Application #: PSSC26-0001

SUBJECT:

A request to amend the City of Alachua Comprehensive Plan Future Land Use Map designation from Low Density Residential (± 30.38-acres), Moderate Density Residential (± 19.38-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 16450 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

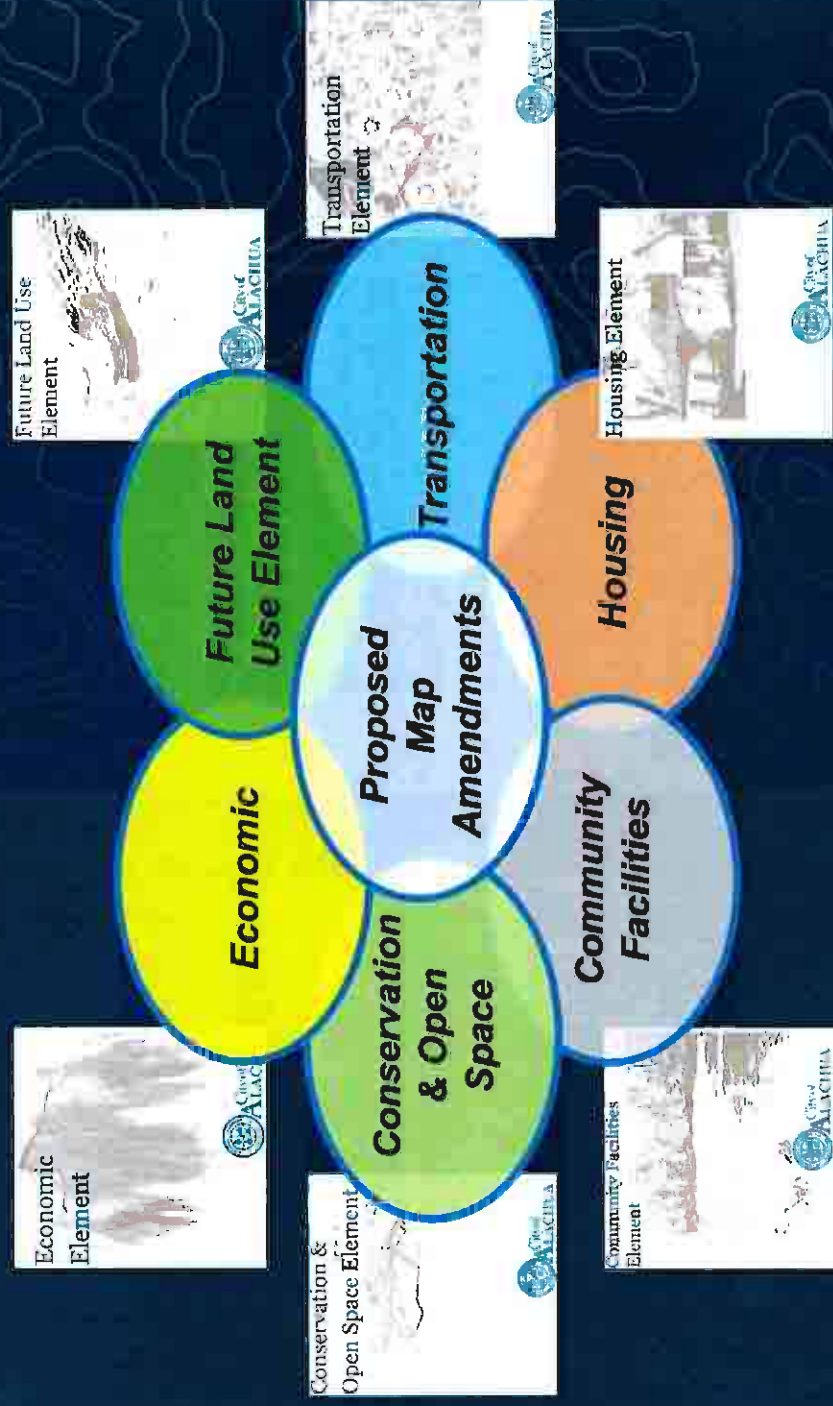
PSSC26-0001 | Farmlands Commercial SSCPA

Page 1

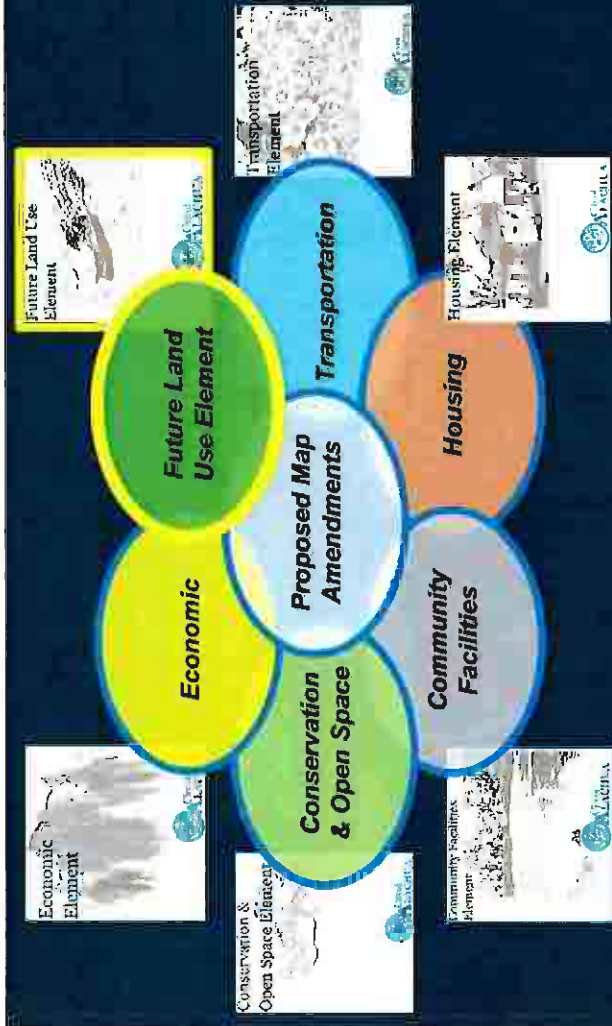
Public Comment Topics 6/8/6

COMMENT SUBJECT	COUNT
Land Use & Community Development	3
Growth vs Sprawl	1
Scale Concern	1
Editorial Impact	4
Commercial System	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

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.

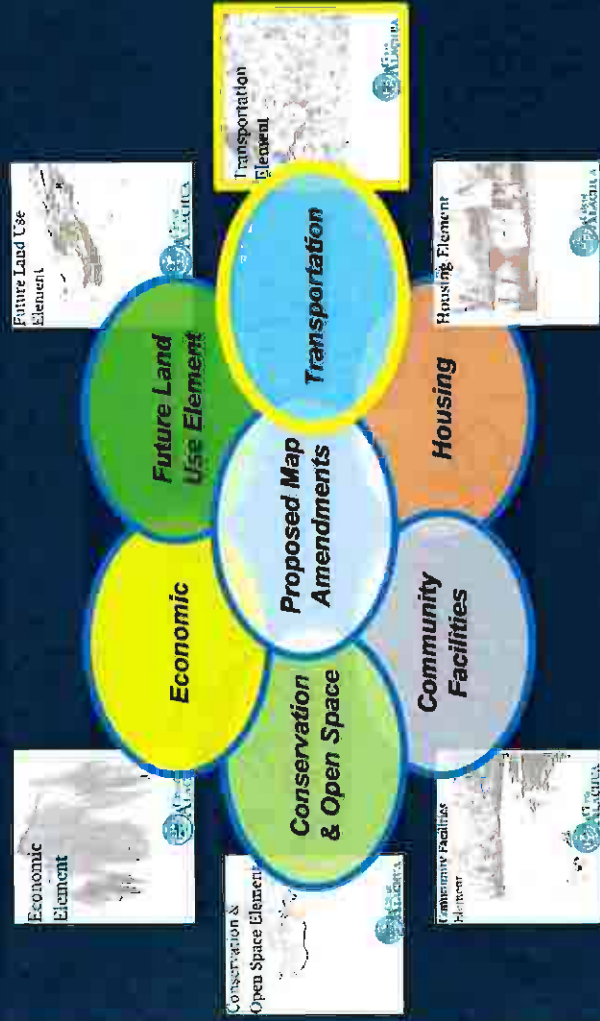
The small-scale request concentrates land use areas, creates transitional density buffering, and has greater consistency with the City's adopted Comprehensive Plan by creating a mixed-use community.



2848 SIDCO DR
Nashville, TN 37204
Phone: 615-244-8170
www.mjmatch.com

BY-RIGHT DEVELOPEMENT
ALACHUA, FLORIDA
05/29/2026





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:

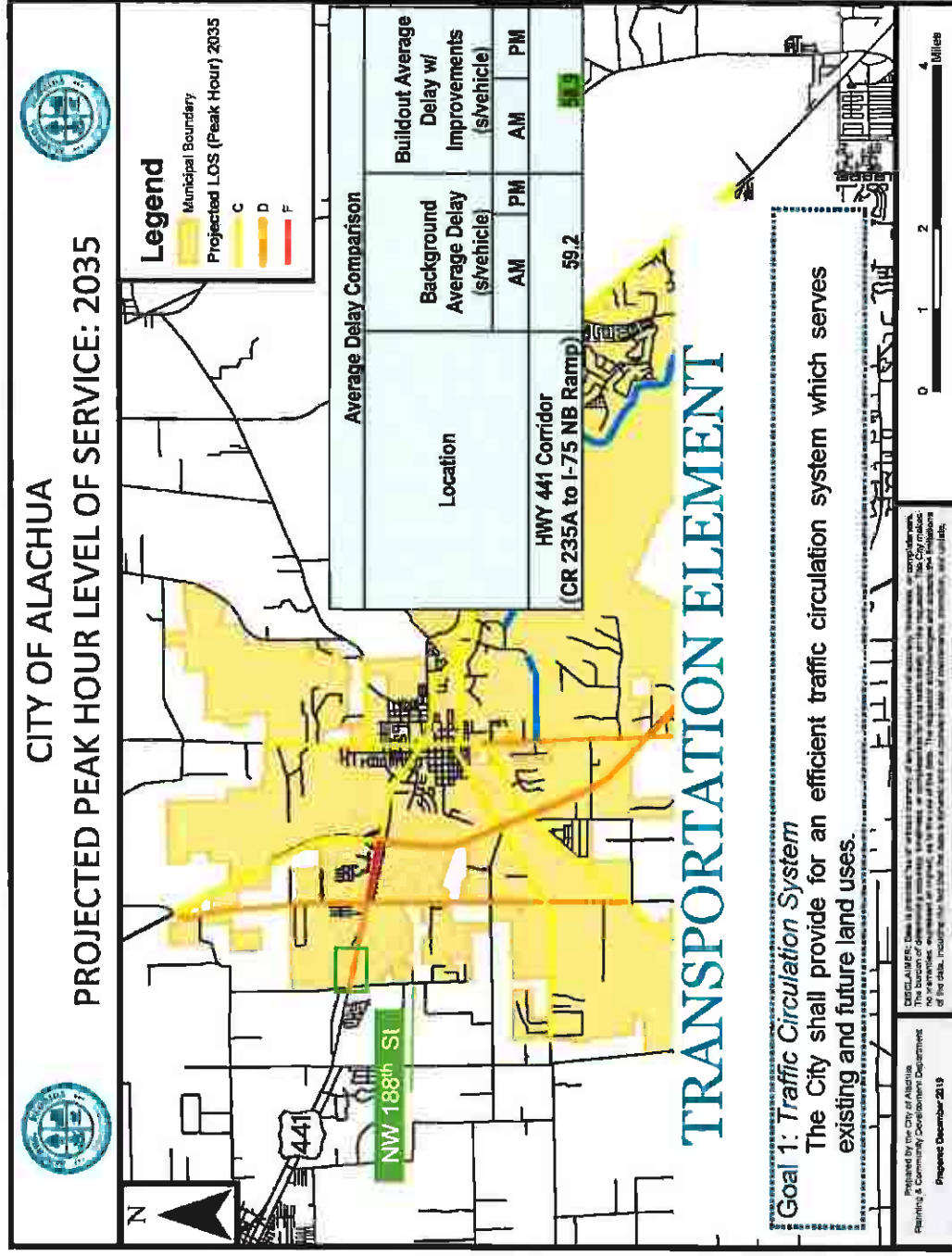
- Definitive transportation enhancements to US 441 corridor;
- Transportation System Management projects benefiting City / County;
- Internal sidewalk system, with connection to abutting parcels;
- Initial link in Rail / Trail creation along former rail line;
- Extends Level of Service, improves timing on specific segments; and
- All improvements are provided by project, not City or State funds.

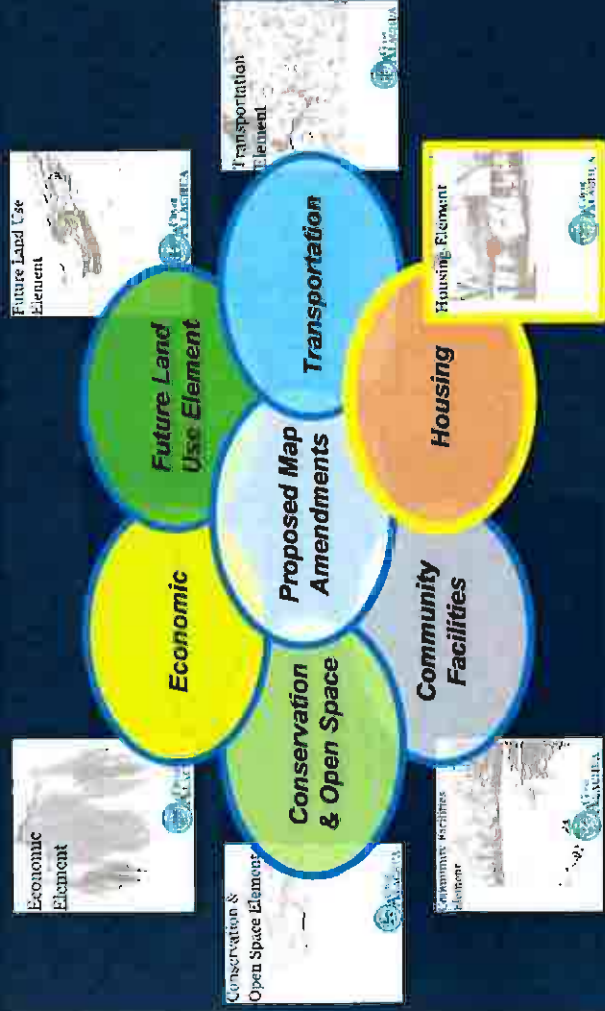
CITY OF ALACHUA FUTURE TRAFFIC CIRCULATION MAP: 2035. Adopted December 9, 2024

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.





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:

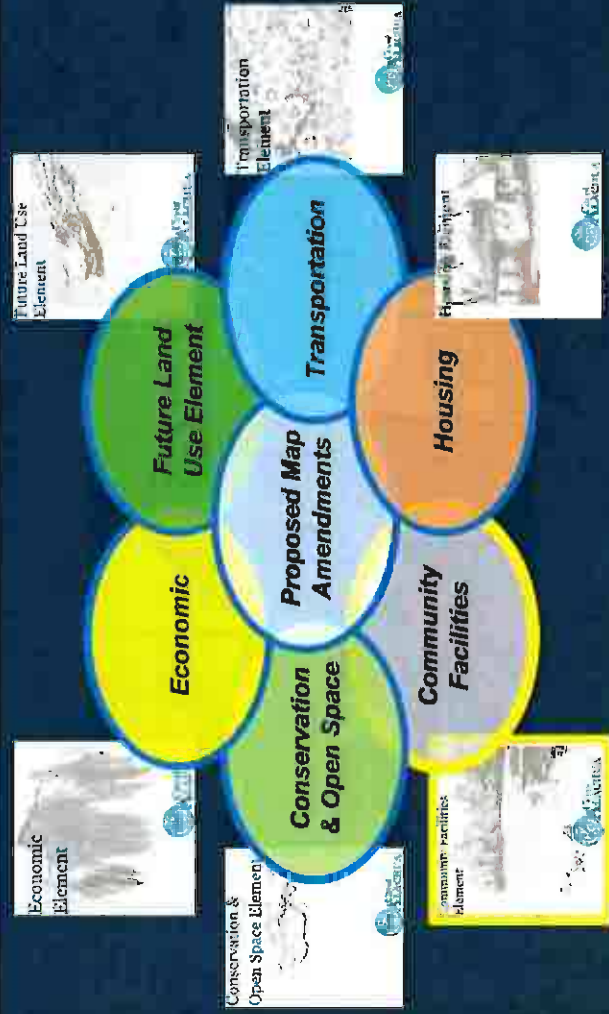
- Variety of residential lot sizes, encouraging housing options;
- Interconnected sidewalks and trails, both internally & externally;
- Interconnected streets, both internally & externally; and
- Neighborhood-scaled amenities for residents and their guests.



Best Available Data & Analysis utilized to document housing need and community growth

Summary Points

-



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

DATA & ANALYSIS SUPPORTING APPROVAL

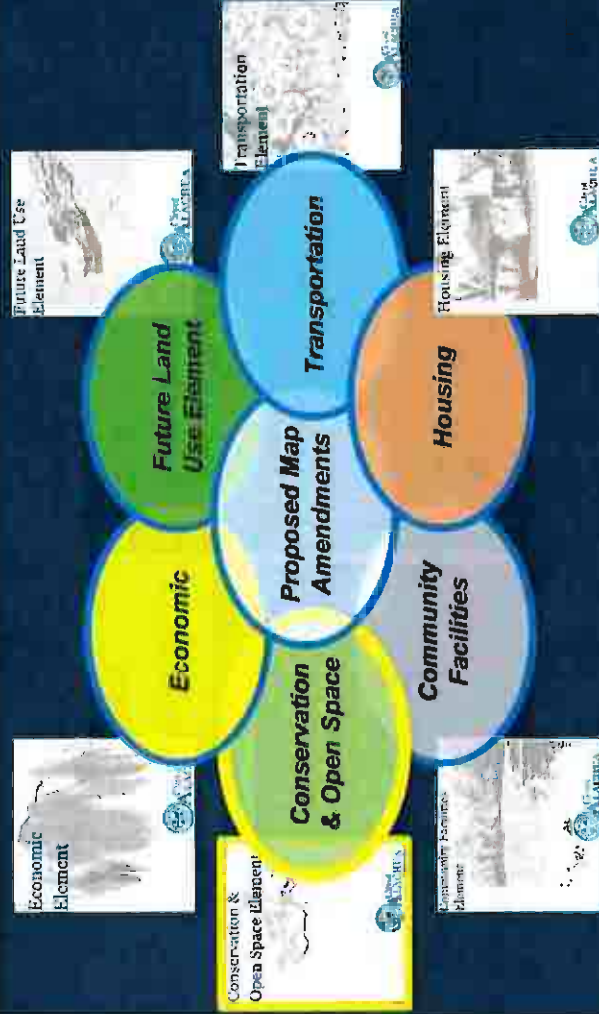
- Proposed Master Planned Mixed-Use development, :
- The City has adequate Potable Water & Sanitary Sewer capacity to fully serve project;
 - Project will be permitted and regulated through:
 - City of Alachua;
 - Suwannee River Water Management District;
 - Florida Department of Transportation; and
 - Florida Department of Environmental Protection.

Community Facilities Element

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

Master Planning Benefits

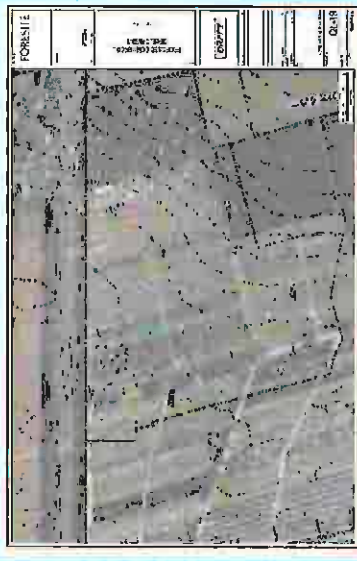
- Provides unified stormwater, with tighter controls through Water Management District.
- Creates dedicated interconnectivity for non-motorized to rear residential via multi modal paths.

DATA & ANALYSIS SUPPORTING APPROVAL

Proposed Project is Master Planned Mixed-Use development, with:

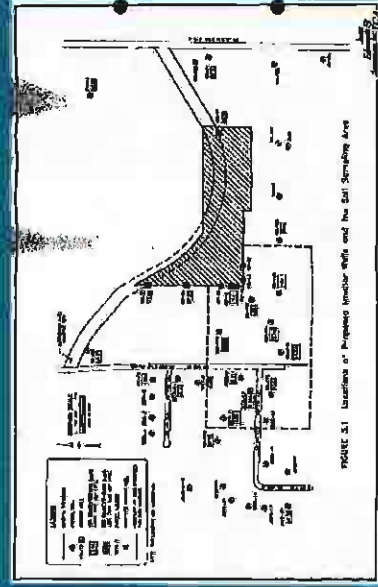
- Geotech data that supports urban development form & pattern;
- No evidence of floodplain, sinkholes, ecological, environmental hazards;
- Water consumption lower than commercial agricultural uses.
- Stormwater Management Facilities permitted by Water Management District, Best Management Practices (BMPs) ensure aquifer recharge;
- No Superfund Site present in City of Alachua (1 in Gainesville); and
- No evidence of former Alachua County Landfill affecting property;

Applicant conducted Geotech analysis, additional review will occur during site plan process. No offsite contamination.

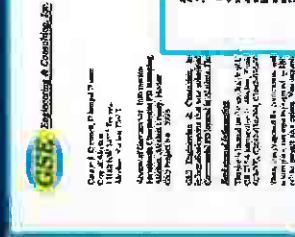


- 60 soil borings at depths of up to 40' have been conducted.
- Site deemed suitable for Urban Development, comparable with other developed land in immediate context area (Santa Fe Ford, Impact Family Church)

- 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



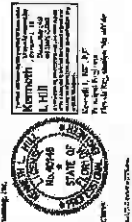
Geotechnical Engineering Report
 Report No. G-20-001
 Date: April 1, 2020
 Project: Alachua County, Florida - Santa Fe Ford Impact Family Church
 Prepared by: NV5 Beyond Engineering, Inc.
 Checked by: [Signature]
 Approved by: [Signature]

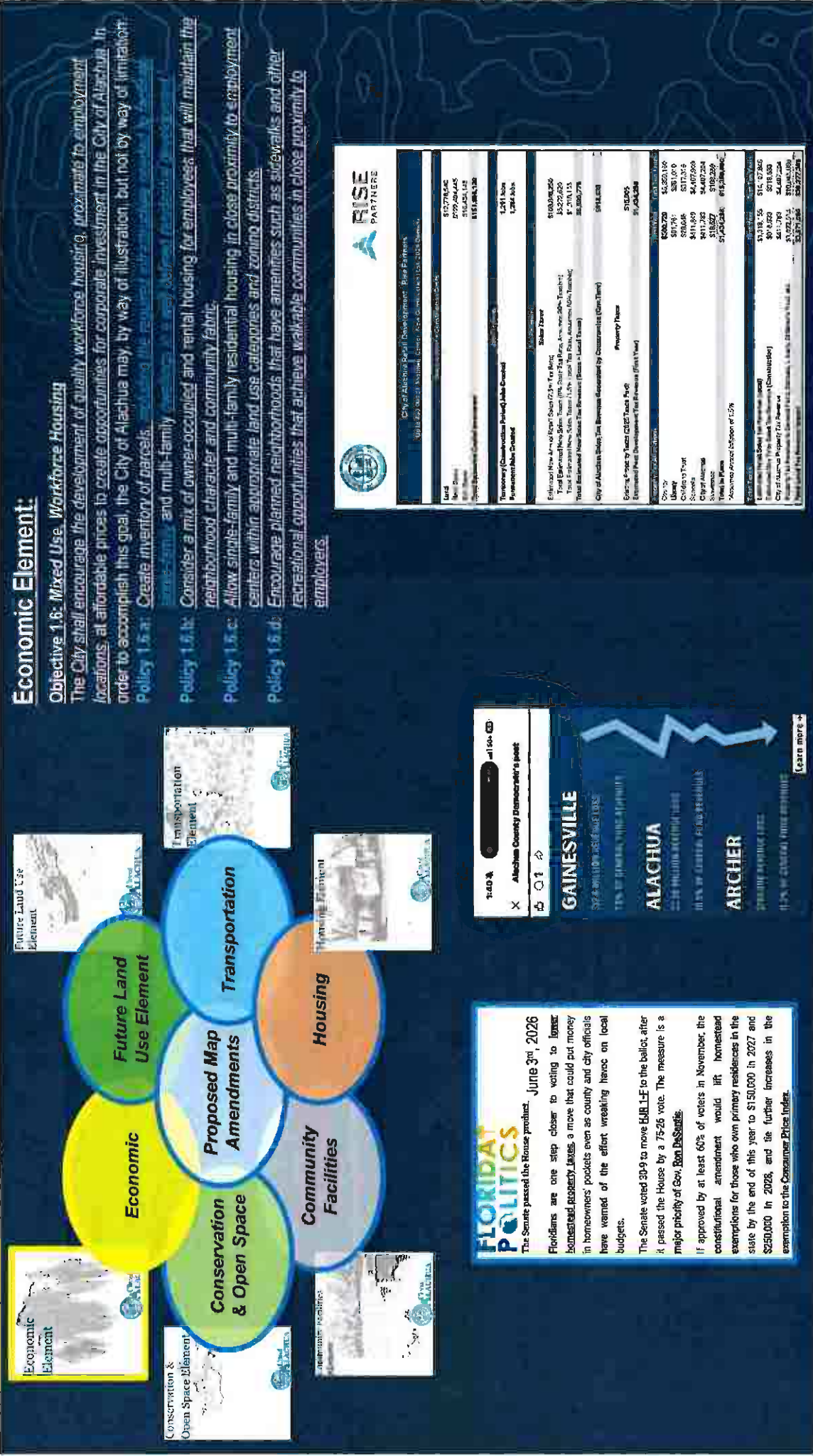
Technical Analysis

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.

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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.

Policy 1.6.b: Single-family and multi-family

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.

Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.

Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.

employers.

City of Alachua Retail Development - Base Parcels	
Parcel ID	Parcel Name
10-071-045	10-071-045
10-071-046	10-071-046
10-071-047	10-071-047
10-071-048	10-071-048
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1640

Alachua County Democrat's post

1640

Alachua County Democrat's post

1640

Alachua County Democrat's post

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 wrecking havoc on local budgets.

The Senate voted 30-9 to move HB 1F to the ballot, after it passed the House by a 75-25 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.

ALACHUA

ALACHUA

ALACHUA

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	\$543,446,962
City of Alachua Millage Rate (2025-2026)	6.25
Ad valorem revenue reduction	-\$3,396,554

Overall Revenue Reduction

Ad Valorem Increase



City of Alachua Fiscal Department - Blue Ribbon
Up to 100,000 SF Exemption Exemption (New Construction) (F.Y. 2024 Current)
Assessor's Office: Property Tax Analysis

In Place Property Taxes	
\$5,553	County
\$885	Library
\$328	Children's Trust
\$4,567	Schools
\$4,567	City of Alachua
\$205	Swannsee
\$15,906	Total In Place Property Taxes

Estimated Additional Property Taxes	
Income Approach - Assessor's Office	
\$41,192	*450,000 SF Allowable; Conservative Approach
14,000	*From Alachua County Assessor's Office; Conservative
4,776,688	
7,259	*From Alachua County Assessor's Office; Conservative
65,485,352	*\$193.10 PSF
\$15,906	

Total Property Taxes (Yr. 1)	
500,729	County
61,761	Library
29,648	Children's Trust
411,849	Schools
411,763	City of Alachua
18,327	Swannsee
1,434,298	Total Post Development Prop Taxes (Yr. 1)

Estimated Additional Property Taxes	
Income Approach - Assessor's Office	
\$41,192	*450,000 SF Allowable; Conservative Approach
14,000	*From Alachua County Assessor's Office; Conservative
4,776,688	
7,259	*From Alachua County Assessor's Office; Conservative
65,485,352	*\$193.10 PSF
\$15,906	

Farmlands Alachua

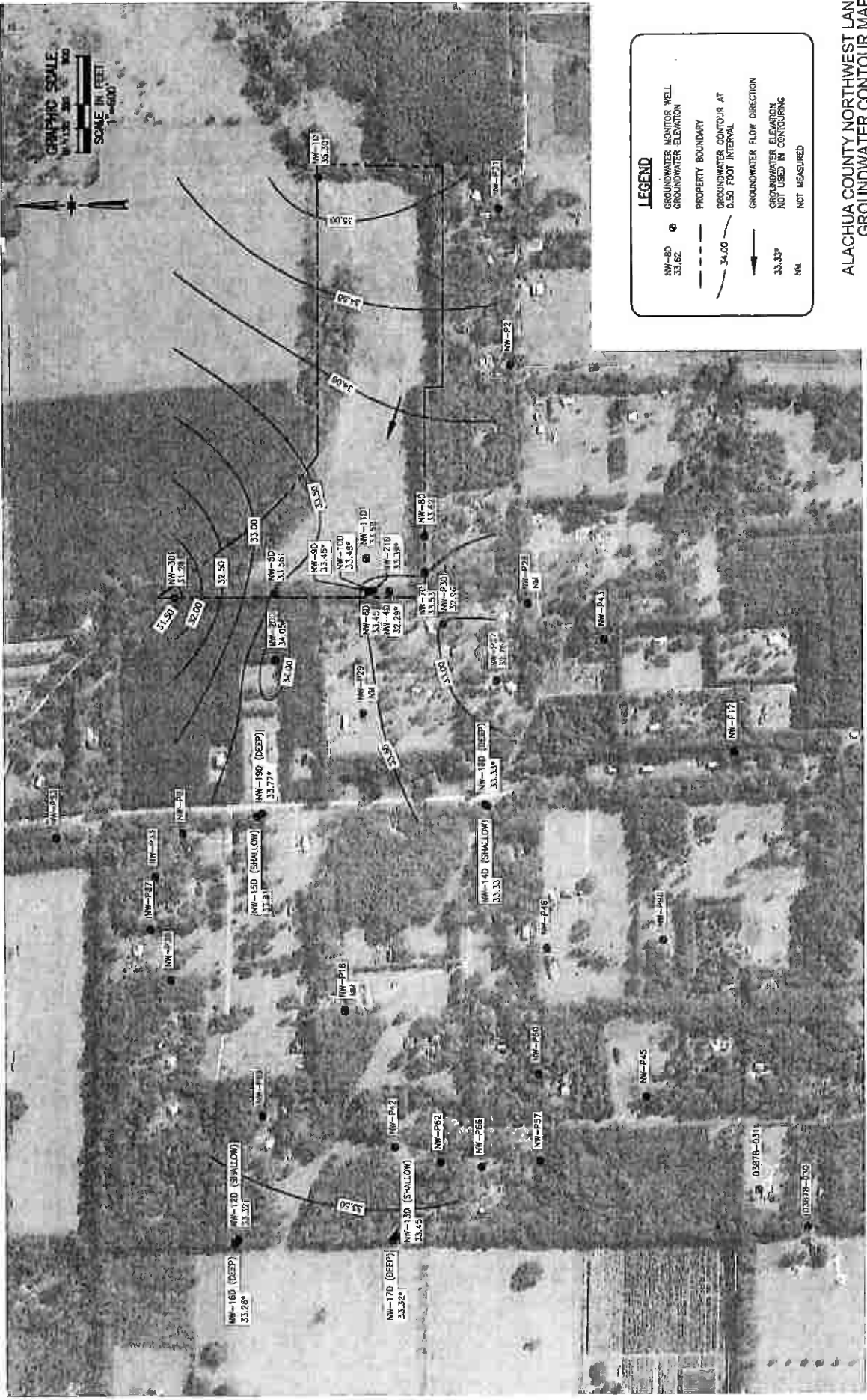
Small-Scale
Comprehensive Plan Amendment (SsCPA)
(Application #: PSSC26-0002)

Handout: Best Available Data & Analysis Summary

City of Alachua
City Commission
June 22nd, 2026



PLN-25-0672



LEGEND

- NW-80
33.62
GROUNDWATER MONITOR WELL
GROUNDWATER ELEVATION
- PROPERTY BOUNDARY
- GROUNDWATER CONTOUR AT
0.50 FOOT INTERVAL
- GROUNDWATER FLOW DIRECTION
- 33.33'
GROUNDWATER ELEVATION
NOT USED IN CONTOURING
- N/A
NOT MEASURED

ALACHUA COUNTY NORTHWEST LANDFILL
GROUNDWATER CONTOUR MAP
JULY 1, 2025

NOTES:
* NW-80 GROUNDWATER ELEVATION USED FOR
THE WELL CLUSTER IN THAT AREA.

JonesEdmunds®

**GROUNDWATER ELEVATION DATA
ALACHUA COUNTY NORTHWEST LANDFILL
SECOND SEMIANNUAL 2025**

WELL NAME	TOP OF CASING (NGVD,FT)	CONTOUR MAP			TIME OF SAMPLING		
		MAP DATE	DEPTH TO WATER (FT)	GROUNDWATER ELEVATION (NGVD,FT)	SAMPLE DATE	DEPTH TO WATER (FT)	GROUNDWATER ELEVATION (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

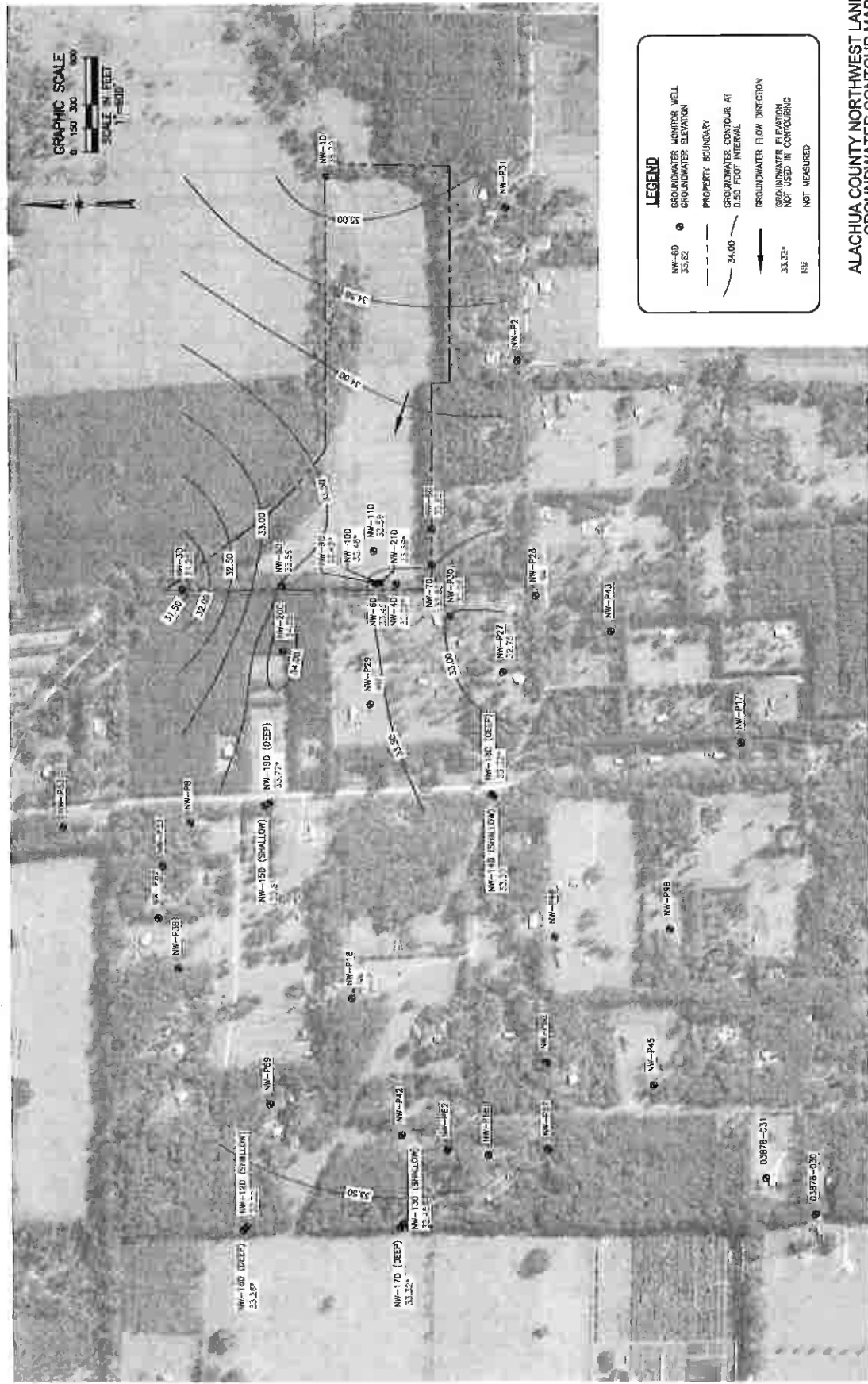
NGVD - National Geodetic Vertical Datum

NAVD - North American Vertical Datum

NS - Not Sampled

NM - Not Measured or Dry; refer to letter for details

NA - Not Available



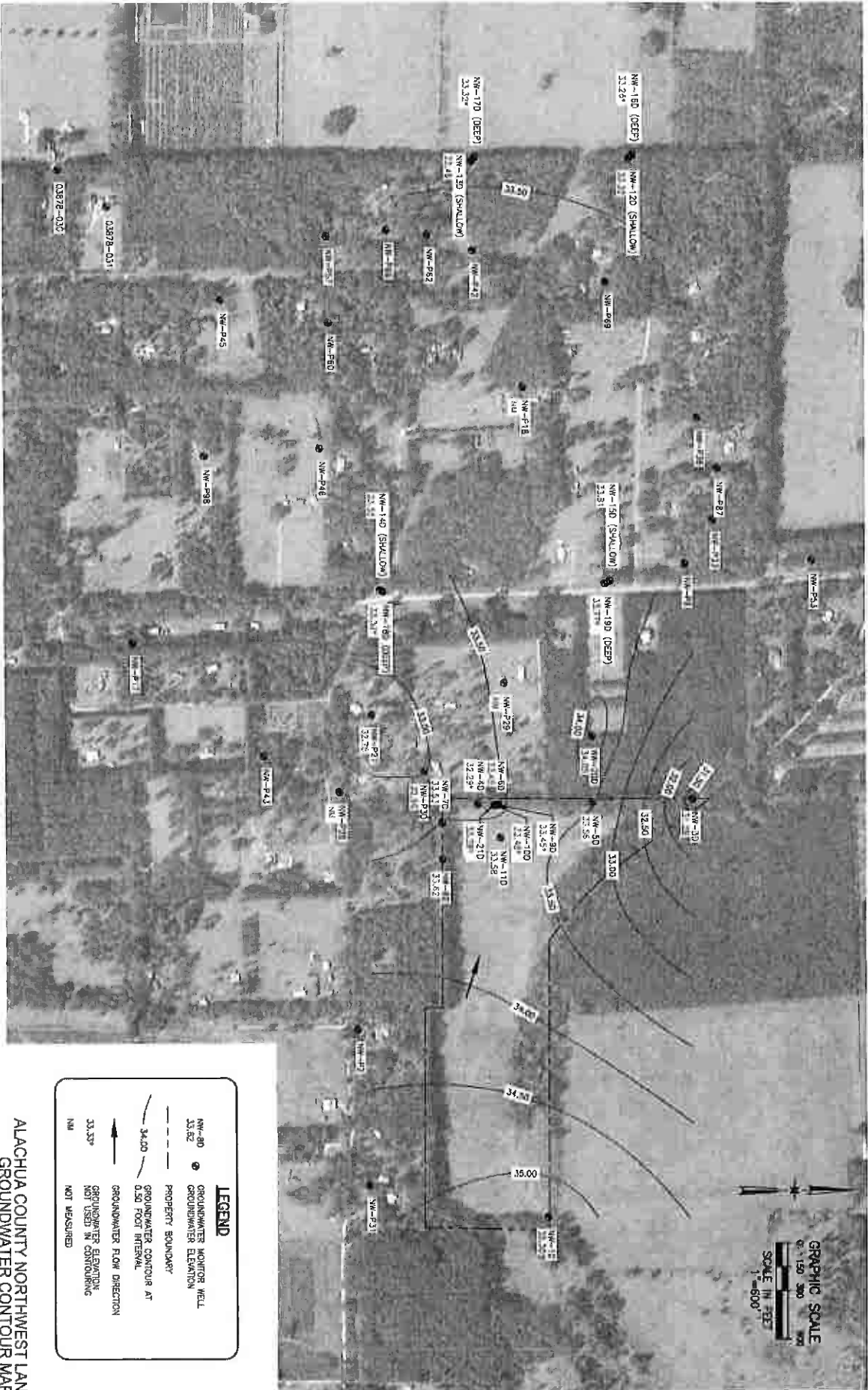
LEGEND

- NW-40
33.52
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
- NS
NOT MEASURED

ALACHUA COUNTY NORTHWEST LANDFILL
GROUNDWATER CONTOUR MAP
JULY 1, 2025

NOTES:
• NW-40 GROUNDWATER ELEVATION USED FOR
THE WELL CLUSTER IN THAT AREA.

JonesEdmunds



NOTES:
NW-80 GROUNDWATER ELEVATION USED FOR
THE WELL CLUSTER IN THAT AREA.

ALACHUA COUNTY NORTHWEST LANDFILL
GROUNDWATER CONTOUR MAP
JULY 1, 2025

LEGEND

- NW-80 GROUNDWATER MONITOR WELL
- 33.62 GROUNDWATER ELEVATION
- PROPERTY BOUNDARY
- GROUNDWATER CONTOUR AT 0.50 FOOT INTERVAL
- GROUNDWATER FLOW DIRECTION
- 33.33 GROUNDWATER ELEVATION NOT USED IN CONTOURING
- NM NOT MEASURED

GRAPHIC SCALE
0 150 300 450
SCALE IN FEET
1"=600'

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT
ALACHUA COUNTY NORTHWEST LANDFILL
SECOND SEMIANNUAL 2025

PARAMETER	CONDUCTIVITY (FIELD)	DEPTH TO WATER MEASURE PT	DISSOLVED OXYGEN (FIELD)	GROUND-WATER ELEVATION	pH (FIELD)	REDOX POTENTIAL	TEMPERATURE (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 ug/L** ug/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	0.171	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	-	-	-
Gorlick	07/08/2025	532	-	4.92	-	6.83	230.8	25.0	0.51	11	4.9	330	<110
Madisky 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
Gortick	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
Matlisky 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, coach our kids, and continuously educate myself so I can make informed decisions on behalf of our city. I hope ~~you~~ ^{we} 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.

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,

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.

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,

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.

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.

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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,

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 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 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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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.

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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
twopiscsfish@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.

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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,

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.

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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,

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 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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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 sssierra@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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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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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.

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.

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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.

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,

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.

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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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,

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.

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,

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.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.

The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.

Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.

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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.

I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.

This is not just a development application. It is a decision about what kind of city Alachua intends to become.

Sincerely,

Sincerely,

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.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.

The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.

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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.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.

The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.

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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,

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.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.

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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.

I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.

This is not just a development application. It is a decision about what kind of city Alachua intends to become.

Sincerely,

Sincerely,

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,

I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.

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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.

I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.

This is not just a development application. It is a decision about what kind of city Alachua intends to become.

Sincerely,

Sincerely,

Tracy Winterbottom
5024 20th Ave N
St Petersburg, FL 33710
mybizebee@gmail.com
(727) 328-7826

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: 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,
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,

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,

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,

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,

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,

Jayne Galaris
9 Forbes Pl Apt 711
Dunedin, FL 34698
jmgalaris@yahoo.com
(727) 215-8545

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: 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,

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,

Jennifer Sen
7631 NW 36
Gainesville, FL 32606
fbookidjs@yahoo.com
(352) 376-9704

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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

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,

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

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.

The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.

Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.

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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.

I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.

This is not just a development application. It is a decision about what kind of city Alachua intends to become.

Sincerely,

Sincerely,

Cathy Messersmith
4705 Nw 25th Dr
Gainesville, FL 32605
catherinemessersmith@gmail.com
(352) 222-5964

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

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

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.

The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.

Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.

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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.

I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.

This is not just a development application. It is a decision about what kind of city Alachua intends to become.

Sincerely,

Sincerely,

Robert Messersmith
4705 Nw 25th Dr
Gainesville, FL 32605
catherinemessersmith@gmail.com
(352) 222-5964

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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

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.

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Sincerely,

Sincerely,

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,

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,

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.